23367-4
Box 14A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF JULY, 2011

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20110045798 DEEDWARR
Recvd: 07/28/11 11:34 2 pgs
Fees:13.00 Taxes:1291.30
20110728-0057801

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHANE GIARDINO	Magna Bank	MAP 118-10 A PARCEL 100C0
(NAME)	(NAME)	
3497 GENERAL HOOD DRIVE	6525 Quail Hollow Road, Suite 300	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TERESA L. DEITZ, now being TERESA L. DEITZ MANRING, by and through PATRICIA STRAUS, ATTORNEY IN FACT,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANE GIARDINO, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit No. 1, as shown on the Master Deed of Woodmont Hills Condominiums, Phase 1, a horizontal property regime of record in Instrument No. . 20050502-0048549, as amended in Instrument No. 2008091-00092489, Instrument No. 20110504-0034075 and Instrument No. 20110722-0056291, said Register's Office, to which reference is here by made.

Being the same property conveyed to Teresa L. Deitz, a single person, by deed of record in Instrument No. 20050512-0053480, Register's Office for Davidson County, Tennessee, the said Teresa L. Deitz having since married, now being Teresa L. Deitz Manring.

Patricia Straus executes this instrument as Attorney in Fact for Teresa L. Deitz, now being Teresa L. Deitz Manring, pursuant to power of attorney of record in Instrument No. 20110722-0056290, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

This is the same legal description that was on the previous deed of record.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is improved property, known as 3497 GENERAL HOOD TRAIL, NASHVILLE, TN 37204 (MAILING ADDRESS)
A/K/A 901B WOODMONT BLVD., NASHVILLE, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th DAY OF JULY, 2011

Teresa L. Deitz Manring
TERESA L. DEITZ MANRING

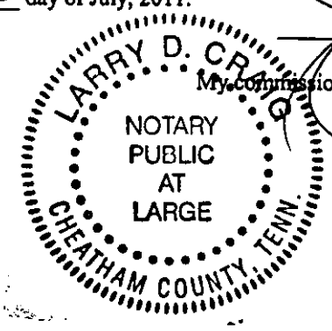
BY: PATRICIA STRAUS, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, PATRICIA STRAUS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that he is the Attorney In Fact for TERESA L. DEITZ MANRING and is authorized by TERESA L. DEITZ MANRING to execute this instrument on her behalf.

WITNESS my hand and official seal this 25th day of July, 2011.



NOTARY PUBLIC

My commission expires: 12-21-2011