STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $170,000.00 (One Hundred Seventy Thousand).

AFFIANT

Subscribed to and sworn before me this 16th day of September, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11-7-2012

(NOTARY SEAL)

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DEBORAH K. DEVINE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110058395 DEEDWARR
Recvd: 09/20/11 13:49 2 pgs
Fees:13.00 Taxes:629.00
20110920-0072846

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Shaun P. Albee 1250 Sunnymeade Drive Nashville, Tennessee 37207	American Mortgage Service Company 11503 Springfield Pike Cincinnati, OH 45246	06116027400

WARRANTY DEED

FOR AND IN 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/WE, **ANTHONY L. TROYANI, JR., MARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SHAUN P. ALBEE, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 42 of Block A, Map of the Re-Subdivision of Sunnymeade, of record in Book 974, Pages 56 and 57, Register's Office for said County.

Said Lot No. 42 fronts 50 feet on the southerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Anthony L. Troyani, Jr. by deed of record in Book 7525, Page 443, Register's Office for Davidson County, Tennessee.

Anthony L. Troyani, Jr. hereby make oath that the above described property has never been the marital domicile of Anthony L. Troyani, Jr.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1250 SUNNYMEADE DRIVE** **NASHVILLE,TN**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2011

WITNESS, this 16th day of September, 2011

Anthony L. Troyani, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of September, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Anthony L. Troyani, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 16th day of September, 2011.

Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067