BILL GARRETT, Davidson County
Trans:T20110060183 DEEDWARR
Recvd: 09/28/11 10:26 2 pgs
Fees:13.00 Taxes:617.53

20110928-0075015

LEE A. COHEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,900.00

Deborah J. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF SEPTEMBER, 2011.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEREMY B. BAGINSKI	PrimeLending	**104-01-0-032.00**
(NAME)	(NAME)	
268 38TH AVENUE, NORTH	18111 Preston Rd. #900	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RYAN S. FASANI AND WIFE, BOHNADA F. FASANI, A/K/A BOHDANA F. FASANI,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY B. BAGINSKI, 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:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Valley View Subdivision, Section Two, as of record in Plat Book 2330, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ryan S. Fasani and Bohnada F. Fasani, husband and wife, from John H. Shafer and wife, April Shafer, by deed dated July 18, 2005 of record in Instrument No. 20050725-0085894, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 2330, page 103, said Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **268 38TH AVENUE, NORTH, NASHVILLE, TN 37209**
(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 21 day of September, 2011.

Ryan S. Fasani by Eric Paul ATT'y in Fact
RYAN S. FASANI
By: Eric Paul, Attorney in Fact for Ryan S. Fasani

Bohnada F. Fasani by Eric Paul ATT'y in Fact
BOHNADA F. FASANI
By: Eric Paul, Attorney in Fact for Bohnada F. Fasani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of September, 2011, before me personally appeared Eric Paul, Attorney-in-Fact for Ryan S. Fasani, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ryan S. Fasani, and who acknowledged that he executed the same as the free act and deed of Ryan S. Fasani.

Witness my hand and official seal at office this 21st day of September, 2011.

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My commission expires: **May 5, 2015**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of September, 2011, before me personally appeared Eric Paul, Attorney-in-Fact for Bohnada F. Fasani, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bohnada F. Fasani, and who acknowledged that he executed the same as the free act and deed of Bohnada F. Fasani.

Witness my hand and official seat at office this 21st day of September, 2011.

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My commission expires: **May 5, 2015**