RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
[illegible], Tennessee 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 215
Brentwood, TN 37027

CRT File No. 11081048

BILL GARRETT, Davidson County
Trans:T20110060941 DEEDWARR
Recvd: 09/30/11 13:01 2 pgs
Fees:13.00 Taxes:1757.50
20110930-0075895

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $475,000.00.

Melanie Hicks
Affiant

Subscribed and sworn to before me, this 22nd day of September, 2011.

Notary Public
My Commission Expires: 12-21-15

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert D. Marciani and Hendra Marciani 251 Vaughns Gap Road Nashville TN 37205	Fifth Third Bank 5001 Kingsley Dr, MD: 1MOCBQ Cincinnati, OH 45227	Tax Parcel ID No. 12902005000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rosemary Lombardy, Trustee for the Rosemary Lombardy Revocable Trust dated August 13, 2010,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert D. Marciani and Hendra Marciani, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of West Meade Farms, Inc., Section IV, of record in Plat Book 1835, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rosemary Lombardy and husband, Anthony Lombardy by Warranty Deed dated November 16, 1998 from William M. Mitchell, M.D. and Shirley A. Mitchell, Revocable Living Trust, of record in Book 11214, page 9, Register's Office of Davidson County, Tennessee; and

Being the same property conveyed to Rosemary Lombardy, Trustee for the Rosemary Lombardy Revocable Trust dated August 13, 2010 by Quitclaim Deed dated November 23, 2010 from Rosemary Lombardy and Anthony Lombardy, of record in Instrument Number 20101207-0097423, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 94, Register's Office for Davidson County, Tennessee.

Easement for Telephone and Electric Power Line of record in Book 3944, page 809, Register's Office for Davidson County, Tennessee.

This is improved property located at 251 Vaughns Gap Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of September, 2011.

Rosemary Lombardy

Rosemary Lombardy, Trustee for the Rosemary Lombardy Revocable Trust dated August 13, 2010.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rosemary Lombardy, for, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rosemary Lombardy, as Trustee of the Rosemary Lombardy Revocable Trust dated August 13, 2010,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office, this 21st day of September, 2011.

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY