39B

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20110081737 DEEDWARR
Recvd: 12/27/11 13:59 2 pgs
Fees:13.00 Taxes:579.05
20111227-0100953

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $156,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of December, 2011.

Notary Public

My commission expires:

KENNETH M. DAVIDSON NOTARY PUBLIC DAVIDSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Roberto C. Cocco, Jr. Ali C. Sevilla De Cocco	SunTrust Mtg, Inc.	
1021 N. 2nd St.	1001 Semmes Avenue	82-3-123
Nashville, TN 37207	Richmond VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TENNESSEE REGIONAL HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERTO C. COCCO, JR. AND WIFE, ALI C. SEVILLA DE COCCO**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2 in the Plan of WT. Fitzpatrick's Resubdivision of Lots 15 and 22 and 10 feet of Lot No. 14, Resubdivision of the Benedict Land Company's Subdivision, same being of record in Plat Book 421, page 76, Register's Office of Davidson County, Tennessee.

Said Lot No. 2 fronts 40 feet on the east side of North Second Street and runs back between parallel lines 181 feet to alley.

Being the same property conveyed to Tennessee Regional Holding, LLCs, LLC by deed from W&G Construction, Inc., A Tennessee Corporation of record in Instrument No. 20110304-0017422, Register's Office for Davidson County, Tennessee, dated February 25, 2011.

Being the same property conveyed to W&G Construction, Inc., A Tennessee Corporation by deed from Wallace Binkley, a married man, William Binkley, unmarried, Charles Binkley, unmarried, Gary Binkley, unmarried, Roger Binkley, a married man, Ronnie Binkley, unmarried Mary Sue Binkley Garrett, unmarried, Linda Binkley Dotson, unmarried, Betty Binkley Bailey, unmarried, Bettie Joyce Binkley, unmarried, Timothy Binkley, a married man, Steve Binkley, unmarried, Shannon Lane, a married woman and Jay Garrett, a married man of record in Instrument No. 20010702-0069473, Register's Office for Davidson County, Tennessee, dated June 26, 2001.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1021 N. 2nd St., Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of December, 2011.

Tennessee Regional Holding, LLC

By: _____, member
Name: Justin Hicks
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Justin Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Tennessee Regional Holding, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of December, 2011.

_____
Notary Public

My Commission Expires: 9-9-2014

