PREPARED BY (AND RETURN TO):

BILL GARRETT, Davidson County
Trans:T20120007994 DEEDWARR
Recvd: 02/02/12 10:03 3 pgs
Fees:18.00 Taxes:1702.00
20120202-0009406

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 51146

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nicoli J. O'Brien Billie J. Hoyt 2325 Abbott Martin Road Nashville, Tennessee 37205	Regions Mortgage Inc 2050 office Parkway Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 117130C00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$460,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark V. Lomanno and spouse, Sally S. Lomanno**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicoli J. O'Brien and Billie J. Hoyt ,joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 2325 (also known as unit 2) of 2325-2325 Abbott Martin Condominium, a Resubdivision of Lot 23, Abbott Martin Estates, Section II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 23 and shown as Exhibit "C" to the Master Deed and By Laws of record in Book 7505, page 443, said Register's Office, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mark V. Lamanno by warranty deed from Michael Frisch and wife, Karen Frisch, dated Nov. 10, 1998 and recorded on Dec. 28, 1998 of record in book 11267, page 896, Register's Office for Davidson County, Tennessee. The correct spelling is Mark V. Lomanno. By Quitclaim Deed, dated August 11, 2003, recorded on August 22, 2003 of record in Doc. No. 20030822-0121911, said Register's Office, subject property was conveyed to Mark V. Lomanno and Sally S. Lomanno, husband and wife.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 23 and shown as Exhibit "C" to the Master Deed and By Laws of record in Book 7505, page 443, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7505, page 443, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is executed on behalf of Sally S. Lomanno by Mark V. Lomanno pursuant to a Power of Attorney executed by her on the _____ day of _____, _____, of record in Instrument No. *_____, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

*20120202-0009405

This is improved property, known as: 2325 Abbott Martin Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of January, 2012 .

Mark V. Lomanno

Sally S. Lomanno By:, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 26th day of January, 2012 , before me the undersigned authority, personally appeared **Mark V. Lomanno** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $460,000.00

Nancy Enoch
Affiant

Sworn and subscribed before me this 26th day of January, 2012

Priscilla C. Urbanek
Notary Public

My Commission Expires: May 5, 2012

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Wldoc: Deed Wty—12/92

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Mark V. Lomanno** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sally S. Lomanno**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 26th day of January, 2012

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: ~~March 3, 2015~~

EXHIBIT "A"

To
Warranty Deed

FROM: Mark V. Lomanno and spouse, Sally S. Lomanno

TO: Nicoli J. O'Brien and Billie J. Hoyt ,joint tenants with right of survivorship

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Mark V. Lomanno, Affiant

Sworn to and subscribed before me this 26th day of January, 2012

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015