BILL GARRETT, Davidson County
Trans:T20120008795 DEEDWARR
Recvd: 02/06/12 10:32 2 pgs
Fees:13.00 Taxes:845.45
20120206-0010377

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 228,500.00

Affiant

Subscribed and sworn to before me, this 27th day of January, 2012.

Notary Public

My commission expires: 8/19/2013

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows: **ANN S.SPANGLER**	Send Tax Bills To: Their Owner	Map-Parcel Numbers: **155030D02400CO**
601 TREE LINE COURT		
NASHVILLE, TN 37221		
		FILE: ST10588

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 ACKNOWLEDGE, WE,

CAESAR CIRIGLIANO and WENDY CIRIGLIANO, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANN S. SPANGLER, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, 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. 24 ON THE PLAN OF ALLENS GREEN, FIRST REVISION, SECTION 2, OF RECORD IN PLAT BOOK 9700, PAGE 109, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CAESAR CIRIGLIANO AND WENDY CIRIGLIANO BY SPECIAL WARRANTY DEED FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2006-BC4 DATED 08/04/09 AND RECORDED ON 08/24/09 IN INSTRUMENT NO. 20090824-0079582, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 9700, Page 109, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 601 TREE LINE COURT, NASHVILLE, TN 37221 AKA 7024 ALLENS LANE, NASHVILLE TB 37221.

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 in 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/our hand(s) this 27th day of January, 2012.

CAESAR CIRIGLIANO

WENDY CIRIGLIANO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CAESAR CIRIGLIANO and WENDY CIRIGLIANO, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of January, 2012.

Notary Public

My Commission Expires:

