BILL GARRETT, Davidson County
Trans:T20120034857 DEEDWARR
Recvd: 05/11/12 09:14 2 pgs
Fees:13.00 Taxes:628.63
20120511-0040874

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

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS ~~TRANSFER~~ IS ~~$169,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF MAY, 2012.

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
JOANNE R. ZAMPINO	**MORTGAGE INVESTORS GROUP**	**085-11-0-049.00**
(NAME)	(NAME)	
208 MYRICK DRIVE	**8320 E. WALKER SPRINGS LANE**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	**KNOXVILLE, TN 37923**	
(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THOMAS C. NEUMAIER AND WIFE, JAMIE NEUMAIER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOANNE R. ZAMPINO AND ALBERT G. ZAMPINO, WIFE AND HUSBAND,** 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. 98 on the plan of Stanford Country Club Estates, Section III, of record in Plat Book 2900, page 67, 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 Thomas C. Neumaier, a single person, from James Paquette and wife, Tina Paquette, by deed dated July 23, 2009 of record as Instrument No. 20090806-0073976, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in Plat Book 2900, page 67, Restrictive Covenants of record in Book 3026, page 310, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5312, page 495, said Register's Office and any and all other 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 **208 MYRICK DRIVE, NASHVILLE, TN 37214**
(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 our hands this 10th day of May, 2012.

THOMAS C. NEUMAIER

JAMIE NEUMAIER

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 **Thomas C. Neumaier and Jamie Neumaier**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of May, 2012.

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

Notary Public

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