WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Elaine C Williamson
Affiant

Subscribed and sworn to before me, this 28TH DAY OF JUNE, 2012.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Guarneiri and wife, Lucille F. Guarneiri	SAME AS NEW OWNER	108070B01600CO
1 Larkin Street (ADDRESS)	(NAME) (ADDRESS)	
Farmingdale, NY 11735 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Athena Millas Kaiman, a married woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John A. Guarneiri and wife, Lucille F. Guarneiri, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NUMBER 16, BUILDING B, OF TIMBERLAKE CONDOMINIUM, OF RECORD IN MASTER DEED RECORDED IN BOOK 6549, PAGE 475, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON GROUNDS APPURTENANT TO SAID UNIT, AS SET FORTH IN EXHIBIT A-1 OF THE MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO KENNETH L. KAIMAN AND WIFE, ATHENA MILLAS KAIMAN, BY DEED FROM LYDIA JUNE CALHOUN, OF RECORD BY INSTRUMENT NO. 20100706-0052450, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO ATHENA MILLAS KAIMAN, A MARRIED WOMAN, BY QUITCLAIM DEED FROM KENNETH L. KAIMAN AND WIFE, ATHENA MILLAS KAIMAN, OF RECORD BY INSTRUMENT NO. 20110801-0058573, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 112 North Timber 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 my/our hand(s) this 28th day of June, 2012.

BILL GARRETT, Davidson County
Trans:T20120049070 DEEDWARR
Recvd: 07/03/12 12:44 2 pgs
Fees:13.00 Taxes:251.60

20120703-0058499

WARRANTY DEED
(Continued)

Athena Millas Kaiman

STATE OF Florida

COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Athena Millas Kaiman, a married woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2012.

Notary Public

My Commission Expires:

BARBARA G. LEVINE
Notary Public - State of Florida
My Comm. Expires Mar 16, 2015
Commission # EE 74570
Bonded Through National Notary Assn.

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072