This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW12743

Send Tax Bills To:

SAME / NEW OWNER

BILL GARRETT, Davidson County
Trans:T20120052832 DEEDWARR
Recvd: 07/18/12 10:44 2 pgs
Fees:13.00 Taxes:247.90
20120718-0063108

New Owner is:
John Paul Richiuso
214 Old Hickory Boulevard, Unit #200
Nashville, TN 37221

MAP: 142-04-0A

PARCEL: 200.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Chris E. Lambos, Jr., unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John Paul Richiuso and wife, Gina Richiuso**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **214 Old Hickory Boulevard, Unit #200, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 200 in a Horizontal Property Regime of Belle Forest Condominiums Apartments, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, Page 699, as amended in Book 6896, Page 144 and Instrument Number 20090819-0078072, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Belle Forest Condominiums as of record in Book 5200, Page 167, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Chris E. Lambos, Jr. by Special Warranty Deed from Federal National Mortgage Association a/k/a Fannie Mae, dated 2/28/12 and recorded 3/2/12 in Instrument Number 20120302-0018324, Register's Office for Davidson County, Tennessee.

CEL
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of July, 2012.

GRANTOR(S):

CHRIS E. LAMBOS, JR.

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Chris E. Lambos, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13th day of July, 2012.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Jacqueline G Brown
NOTARY PUBLIC
My Commission Expires: 1-6-15

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$67,000.00**.

AFFIANT

SWORN TO and subscribed before me this 13th day of July, 2012.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Jacqueline G Brown
NOTARY PUBLIC
My commission expires: 1-6-15