WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120053117 DEEDWARR
Recvd: 07/19/12 09:11 2 pgs
Fees:13.00 Taxes:456.95

20120719-0063421

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of June, 2012

Notary Public
MY COMMISSION EXPIRES: 5-4-15
(AFFIX SEAL)

JANIS L. SUDDARTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 36 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven DiFazio and Brandon DiFazio	Newowner	063160C04900CO
(NAME) 5220 Southfork Boulevard	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) , ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Christopher D. Looney and Jennifer D. Wade**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steven DiFazio and Brandon DiFazio**, 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 Unit No. 49 on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 200310310160338, filed for record in Instrument No. 200107030070299, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Jennifer D. Wade and Christopher D. Looney by deed from R.J. York Homes, LLC dated 3/16/07 of record in Instrument No. 200703210034549, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5220 Southfork Boulevard, Old Hickory, TN 37138

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, has 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 27th day of, June, 2012

Christopher D. Looney

Jennifer D. Wade

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Christopher D. Looney and Jennifer D. Wade**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of, June, 2012

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My commission expires: _____