BILL GARRETT, Davidson County
Trans:T20120055918 DEEDWARR
Recvd: 07/30/12 15:26 3 pgs
Fees:18.00 Taxes:628.63
20120730-0067139

398

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615)0 244-4994	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 25th day of July, 2012. Notary Public My Commission Expires: 5/20/14

Address New Owner As Follows: Scott P. VanFossen 4569 Hawthorn Dr. Nashville, TN 37214	Send Tax Bills To: SunTrust Mortgage, Inc. 1001 Semmes Ave. RVW-5023 Richmond, VA 23224	Map-Parcel Number: 062-02-0-B-245CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Cianciolo, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Scott P. VanFossen, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Abbington Park, Phase One, Section Five, a planned unit development, of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Cianciolo, unmarried, by deed dated December 20, 2006 from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20061221-0157509, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, including a proposed 100 year flood line located across the rear of said lot..

3. Declaration of Covenants, Conditions and Restrictions of Abbington Park, of record in Instrument No. 20030213-0020075 and Supplement to Phase One, Section Five, of record in Instrument No. 20060202-00122846, Register's Office for Davidson County, Tennessee.

4. Charter of Abbington Park Homeowner's Association, Inc., of record in Instrument No. 20030303-0027405, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Instrument No. 20030109-0004246 and in Instrument No. 20030508-0061633, Register's Office for Davidson County, Tennessee.

6. Provisions contained in Deed of Conveyance of record in Book 8377, page 820, Register's Office for Davidson County, Tennessee, which contains reservations for certain sewer taps.

7. Warranty Deed of Flowage Easements granted to the United States of America, of record in Book 2242, page 513, Register's Office for Davidson County, Tennessee.

8. Grant of Transmission Line Easement to the United States of America, of record in Book 1163, page 341, Register's Office for Davidson County, Tennessee.

9. Easement for 20 foot right-of-way for ingress and egress conveyed to Olin M. Weakley, of record in Book 1198, page 525, Register's Office for Davidson County, Tennessee.

10. Declaration of Restrictions of record in Instrument No. 20010402-0031520, Register's Office for Davidson County, Tennessee, which restrictions restrict the property described therein to use only as open green space.

11. Covenants and conditions of record in Instrument No. 20000720-0071648, Register's Office for Davidson County, Tennessee, which contain certain provisions regarding sewer line access for up to two connections and also provides a buffer zone and landscaping requirements are more particularly set forth in said Deed.

12. Abbington Park Subdivision Sign Easement of record in Instrument No. 20040630-0077518, Register's Office for Davidson County, Tennessee.

13. Conveyance of Common Area and Open Space to Abbington Park Homeowner's Association, Inc., of record in Instrument No. 20040630-0077518, Register's Office for Davidson County, Tennessee.

14. By-Laws of Abbington Park Homeowner's Association, Inc, of record in Instrument No. 20030303-0027406, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4569 Hawthorn Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that he is 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 further covenants and binds himself, his heirs and assigns, to warrant and forever

defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of July, 2012.

Michael Cianciolo by Eric Johnson Attorney In Fact

Michael Cianciolo by Eric Johnson Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20120730-0067138, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Eric Johnson, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Michael Cianciolo and who acknowledged that he executed the same as the free act and deed of Michael Cianciolo.

WITNESS my hand, at office, this ~~25th~~ 26th day of July, 2012

(Seal)

Catherine H. Gwyn

Notary Public

My Commission Expires: 06/21/16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016