send tax bills to:

This instrument should be returned to:
VICTOR MASTRIANNI, JR.
229 Graylynn Drive
Nashville, Tennessee 37214
(561) 622-1433

BILL GARRETT, Davidson County
Trans:T20120080401 DEEDQC
Recvd: 10/23/12 13:08 2 pgs
Fees:12.00 Taxes:0.00
20121023-0097044

(Space above this line for recording data)

PARCEL IDENTIFICATION # 095 08 0 098.00

Quitclaim Deed

THIS QUITCLAIM DEED is executed by LILA MASTRIANNI, an unremarried widow, on the 4th day of SEPTEMBER, 2012, as Grantor, to VICTOR MASTRIANNI, JR., a married man, as Grantee, whose post office address is 229 Graylynn Drive, Nashville, Tennessee 37214.

WITNESSETH, that the Grantor, for and in consideration of the sum of ten dollars ($10.00), in hand paid by the said Grantee, the receipt whereof which is hereby acknowledged, does hereby remise, release, and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Davidson, City of Nashville, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Eva-Mor Heights, of record in Plat Book 1424, Page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. The subject property is also described as 229 Graylynn Drive, Nashville, Tennessee 37214. Current source of title 20020301002589? Victor F. Mastrianni Sr. now being deceased
BEING the same property conveyed to Catherine A. Sharbel, an unmarried person, by Deed from Tammy T. Shanahan and Richard D. Lyell, wife and husband, as recorded in the Register'S Office for Davidson County, Tennessee, as Instrument No. 20000804-0077424.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

~~**TO MAKE AND TO HOLD, the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, privilege, interest, lien, equity, estate, reversion, remainder and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behoof of the said Grantee, forever.**~~

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first referenced hereinabove.

Signed, sealed & delivered in the presence of:

Witness Signature

(Printed Name of Witness)

Witness Signature

(Printed Name of Witness)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF Oct 20 12
Deputy Register

LILA MASTRIANNI
1925 Juniper Terrace
Vero Beach, Florida 32962

STATE OF FLORIDA }
COUNTY OF Indian River }

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared LILA MASTRIANNI, to me personally known to be the person described in and who executed the foregoing instrument, or who produced State of Florida Driver's License Number M530530770200 as identification, and she acknowledged before me that she executed the same, under oath.

WITNESS my hand and official seal on the foregoing Quitclaim Deed in the County and State last aforesaid this 4 day of September, 2012.

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires:

TIFFANY N. WILTON
Notary Public - State of Florida
My Comm. Expires Mar 7, 2015
Commission # EE 71377
(STAMP)

(Printed Name of Notary)

Prepared by: James R. Merola P.A.
Palm Beach Gardens, Florida