WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/13/12 11:39 2 pgs
Fees:13.00 Taxes:1017.50
20121113-0104295

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2012

Notary Public

MY COMMISSION EXPIRES: 7-5-16.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet Martin Stanley	Same As New Owner	126160A070.00
(NAME)	(NAME)	
6640 Valleypark Drive		
(ADDRESS)	(ADDRESS)	2012-1034
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Sonny B. Zuliani and Brooke K. Zuliani, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet Martin Stanley, 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:

BEING Lot No. 70, on the Final Plat of Riverwalk, Phase 1A, Section 1, and Phase I B, Section 1, a Planned Unit Development, of record in Instrument 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sonny B. Zuliani and wife, Brooke K. Zuliani, by warranty deed of Dana R. Bannerman and wife, Amy D. Bannerman of record in Instrument No. 20120713-0061828, Register's Officeof Davidson County, Tennessee, conveyance dated July 2, 2012.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. A) All matters appearing on the Plan of record in Instrument 20011026-0117231, said Register's Office; (B) PUD Boundary Plat of record in Instr. 20011024-0115969, said Register's Office; (C) Easements & Rights to Nashville, Chattanooga, & St. Louis Railway of record in Book 513, Page 396, said Register's Office; (D) Easement to Tennessee Electric Power Company of record in Book 751, Page 375; Book 787, Page 7; Book 4205, Page 194; Book 4257, Page 647, said Register's Office; (E) Utility Easement to Harpeth Valley Utilities of record in Book 7526, Page 315; Book 7526, Page 318; and Book 7526, Page 324, said Register's Office; (F) Subject to the flow of the Harpeth River; (G) Landscape Easement of record in Instr. 20010919-0101280, said Register's Office; (H) Road & Utility Access Easement of record in Instr. 20010706-0072536, said Register's Office; (I) Stormwater Easement of record in Instrument 20010919-0101279, said Register's Office.

This property, known as 6640 Valleypark Drive, Nashville, TN 37221
(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 8TH DAY OF NOVEMBER, 2012.

Sonny B. Zuliani

Brooke K. Zuliani

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sonny B. Zuliani and Brooke K. Zuliani, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of November, 2012.

Notary Public

My Commission Expires: 9/5/16

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/16/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2013