THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
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Telephone (615) 790-2444
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

Affiant

Sworn to and subscribed before me this 7th day of December, 2012.

Notary Public

My Commission Expires: 2-26-14

CHARLES E. MORTON IV NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
The Libardi Family Trust	4505A Wyoming Avenue	Owner	
114 Glass Springs Drive			103-4K-1.00
Franklin, TN 37064	Nashville, TN 37209		

BILL GARRETT, Davidson County
Trans:T20120100016 DEEDWARR
Recvd: 12/31/12 13:33 2 pgs
Fees:13.00 Taxes:1110.00
20121231-0120746

WARRANTY DEED

ND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 ($300,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Julie E. Libardi, an unmarried woman,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **The Libardi Family Trust,** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit A of Wyoming Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Master Deed of Wyoming Avenue Condominiums, a Horizontal Property Regime of record as Instrument No. 20080924-0097151, as re-recorded as Instrument No. 20090506-0041480 and as amended as Instrument No. 200090928-0089665, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Wyoming Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in said Instrument No. 200090928-0089665, and ByLaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.
>
> Being the same property conveyed to Julie E. Libardi, an unmarried woman, by Warranty Deed from Brad Whitfield and Margaret Whitfield, dated November 23, 2009, of record in Instrument No. 20091210-0113011, Register's Office for Davidson County, Tennessee.

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

And Grantor covenants with the said Grantee that she is lawfully seized and

possessed of said land in fee simple, has a good right to convey it, subject to applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 7th day of December, 2012.

Julie E. Libardi
by
ATTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Patricia M. Libardi,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the **Attorney-in-Fact for Julie E. Libardi**, and who is authorized by **Julie E. Libardi** to execute this instrument on behalf of **Julie E. Libardi**.

WITNESS my hand and official seal at Franklin, Tennessee, this the 7 day of December, 2012.

NOTARY PUBLIC

My Commission Expires: 2-24-2013

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY