BILL GARRETT, Davidson County
Trans:T20130021006 DEEDWARR
Recvd: 03/14/13 13:29 3 pgs
Fees:18.00 Taxes:740.00
20130314-0025580

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

[redacted]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 2013.

[redacted]
Notary Public

MY COMMISSION EXPIRES: 12
(AFFIX SEAL)

R-VRES-13-4505-133

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sebastian Vecchio Dezillio (NAME)	F&M Bank (NAME)	
4505 Harding Pike #133 (ADDRESS)	10 Cadillac Dr, Ste 100 (ADDRESS)	**116030B13300CO**
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **MEG C. MACDONALD AND MAIA S. SHARP REVOCABLE TRUST,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SEBASTIAN VECCHIO DEZILLIO, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NO. 133 AS SHOWN ON THE PLAN OF ROYAL OAKS CONDOMINIUMS, OF RECORD IN PLAT BOOK 5200, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED 2.797% INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 5282, PAGE 972, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALL TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MEG MACDONALD, UNMARRIED, AND MAIA SHARP, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP TO MEG C. MACDONALD AND MAIA S. SHARP, TRUSTEES OF THE MEG C. MAC DONALD AND MAIA S. SHARP REVOCABLE TRUST AS RECORDED ON THE 27TH DAY OF AUGUST, 2010 IN INSTRUMENT NO. 20100827-0067931; QUITCLAIM DEED FROM RANDY L. SHARP AND WIFE, SHARON BAYS TO MEG MACDONALD, UNMARRIED, AND MAIA SHARP, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 4TH DAY OF FEBRUARY, 2008 IN INSTRUMENT NO. 20080204-0011579 AND WARRANTY DEED FROM WILLIAM JEFFREY MASON AND WIFE, ERIN BOYLE MASON TO MEG MACDONALD, A SINGLE PERSON, AND MAIA SHARP, A SINGLE PERSON, AND RANDY L. SHARP AND WIFE, SHARON BAYS, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 6TH DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041206-0144797, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5200, PAGE 45; CHARTER OF RECORD IN BOOK 5282, PAGE 502; MASTER DEED OF RECORD IN BOOK 5282, PAGE 972; EASEMENTS OF RECORD IN BOOK 4835, PAGE 964, BOOK 5144, PAGE 244, BOOK 4744, PAGE 370 MODIFIED IN BOOK 4978, PAGE 524, BOOK 4668, PAGE 986, BOOK 3165, PAGE 607, BOOK 3347, PAGE 188 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **4505 Harding Pike #133 Nashville, Tennessee 37205**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my/our hand(s) this 12th day of March, 2013.

Meg C. MacDonald and Maia S. Sharp Revocable Trust

BY:_____
Meg C. MacDonald, Trustee

BY:_____
Maia S. Sharp, Trustee

STATE OF California
COUNTY OF Los Angeles

On this the , before me personally appeared Meg C. MacDonald and Maia S. Sharp, ~~Trusteed of the Meg C. MacDonald and Maia S. Sharp Revocable Trust,~~ ~~to me known (or~~ proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this the 11th day of March, 2013.

_____
Notary Public

DAVID L. RANSOM JR.
Commission # 1868843
Notary Public - California
Los Angeles County
My Comm. Expires Nov 5, 2013

My Commission Expires: 11/05/2013

See attached "loose" certificate.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On March 11, 2013 before me, David L. Ransom Jr., Notary Public,
(insert name and title of the officer)

personally appeared Meg C. MacDonald and Maia S. Sharp,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

DAVID L. RANSOM JR.
Commission # 1868843
Notary Public - California
Los Angeles County
My Comm. Expires Nov 5, 2013