WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130035879 DEEDWARR
Recvd: 05/01/13 10:06 2 pgs
Fees:13.00 Taxes:629.94
20130501-0043472

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,253.00

B. [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **29th** day of **April, 2013**

[signature]
Notary Public

MY COMMISSION EXPIRES: 10-18-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita Morgan	FIFTH THIRD	181 11 0C 051.00
(NAME)	(NAME)	
8319 Rossi Road	5001 KINGSLEY DR	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	CINCINNATI OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Alicia G. Grano, also known as Alicia Grano and Christopher A. Grano, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rita Morgan, married**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 299 on the plan of The Villas at Concord Place, Phase 5, (formerly known as Concord Place 2, Phase I) as shown on Exhibit A to the Instrument of correction to the Declaration of Protective Covenants, Condition and Restrictions and Easements for the Villas at Concord Place of record in Instrument Number 20080318-0027346, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to by Quitclaim Deed from Alicia G. Grano fka Alicia Gosnell and Christopher A. Grano, dated October 20, 2012 and filed in Instrument Number 20130412-0036643, said register's Office. Previously being the same property conveyed to Alicia Gosnell, unmarried and Christopher A. Grano, unmarried by Warranty Deed from Centex Homes, a Nevada General Partnership, dated November 14, 2008 and filed in Instrument Number 20081119-0114019, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved. X property, known as 8319 Rossi Road, Brentwood, TN 37027

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, has 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 our hands this **29th** day of **April, 2013**

Alicia Grano by Kurt J. Steckel ATTY IN FACT

Alicia Grano by Kurt J. Steckel Attorney In Fact

Christopher A. Grano by Kurt J. Steckel ATTY IN FACT

Christopher A. Grano by Kurt J. Steckel Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kurt J. Steckel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alicia Grano, as her Attorney In Fact, under Power of Attorney bearing Book *, page _____, Register's Office for Williamson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Alicia Grano, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 29th day of April, 2013.

*20130501004347I

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:

12-10-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kurt J. Steckel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christopher A. Grano, as his Attorney In Fact, under Power of Attorney bearing Book **, page _____, Register's Office for Williamson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Christopher A. Grano, under said Power of Attorney.

**20130501004347O

Witness my hand and official seal at office in Franklin, Tennessee, this the 29th day of April, 2013.

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:

12-10-16