WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

Subscribed and sworn to before me, this 7th day of June, 2013

Notary Public

MY COMMISSION EXPIRES: 1-9-16

JAMES A. WALCHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans: T20130048108 DEEDWARR
Recvd: 06/10/13 10:38 2 pgs
Fees: 13.00 Taxes: 466.20

20130610-0058547

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew D. Cognata	Fifth Third mtg	091-05-0-C
(NAME)	(NAME)	(MAP)
724 Vernon Avenue	5001 Kingsley Dr.	724.00 CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Cara N. Laiolo, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Andrew D. Cognata, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Unit No. 724 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 200610024-0131877, Register's Office for Davidson County, Tennessee including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restriction. Reference is hereby made to the Plan of Vernon Avenue Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20061024-0131877 for a more complete identification and description of said units.

Being the same property conveyed to Cara N. Laiolo, an unmarried woman by Warranty Deed from Vernon Avenue Partners, LLC, a Tennessee limited liability company, of record at Instrument No. 20061201-0148255, Register's Office for Davidson County, Tennessee, dated November 30, 2006, and recorded on December 1, 2006.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 724 Vernon Avenue, Nashville, Tennessee 37209

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 7th day of June, 2013.

Cara N. Laiolo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Cara N. Laiolo; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 7th day of June, 2013.

Notary Public

My Commission Expires: 7/4/2015

