3AB

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130075624 DEEDWARR
Recvd: 09/03/13 09:32 2 pgs
Fees: 13.00 Taxes: 1762.13
20130903-0092168

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,230.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of August, 2013

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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
Christine M. Lovly	Suntrust Mortgage, Inc.	117 03 0P 002.00
(NAME) 2925 B Sharon Hill Circle	(NAME) 901 Semmes Avenue	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Richmond VA 23224	
(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, I, **Scott Duello, a married person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Christine M. Lovly, unmarried**, 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 #2925-B, on the Plan of 2925 Sharon Hill Circle Condominiums, a Horizontal Property Regime of record in Master Deed at Instrument No. 20080115-0004469, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Scott Duello, an unmarried man by Warranty Deed dated October 23, 2009 from Robert Gordon, a single man and filed of record on October 27, 2009 in Instrument Number 20091027-0099265, Register's Office for Davidson County, Tennessee.

Alicia Duello, wife of Scott Duello hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she has in and to the subject property by reason of her marital status or otherwise.

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 2925 B Sharon Hill Circle, Nashville, TN 37215

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 **30th** day of **August, 2013**

Scott Duello

Alicia Duello

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Scott Duello and wife, Alicia Duello,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **August, 2013**

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

My commission expires: _____