Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130080412 DEEDWARR
Recvd: 09/17/13 11:21 2 pgs
Fees:13.00 Taxes:586.45

20130917-0097841

WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 07/03/17
(AFFIX SEAL)

R-VRES-13-310

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily A. Johnson	new owner	
310 Sloan Rd	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		103-08-0B-310.00-CO
(CITY) (STATE) (ZIP)	(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, I/we S.J. TORCIVIA, SR. AND KATHLEEN M. TORCIVIA, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EMILY A. JOHNSON, * 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: *single woman

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 310, BUILDING "B" OF PARK LANE CONDOMINIUMS, PHASE V HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE EXHIBIT "B" TO THE MASTER DEED OF RECORD IN BOOK 7896 PAGE 710 AND AMENDED IN BOOK 7937, PAGE 67 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO S.J. TORCIVIA, SR. AND WIFE, KATHLEEN M. TORCIVIA BY WARRANTY DEED FROM PHYLLIS A. CLARK, MARRIED OF RECORD AT INSTRUMENT NO. 20041005-0119559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 30, 2004 AND RECORDED ON OCTOBER 05, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 7896, PAGE 710, AS AMENDED IN BOOK 7937, PAGE 67; BOOK 7376, PAGE 580; BOOK 7710, PAGE 305, AS AMENDED IN BOOK 7895, PAGE 173, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 310 Sloan Rd, Nashville, Tennessee 37209
(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.

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

S.J. Torcivia, Sr.

Kathleen M. Torcivia by S. J. Torcivia, Sr., as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, S.J. TORCIVIA, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of September, 2013.

Notary Public
My Commission Expires: 5 2014
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared S. J. TORCIVIA, SR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KATHLEEN M. TORCIVIA and who acknowledged he/she/they executed the same as the free act and deed of the said KATHLEEN M. TORCIVIA.

Witness my hand and official seal, this the 12 day of September, 2013.

Notary Public
My Commission Expires: 5 2014
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903