(3)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130086943 DEEDWARR
Recvd: 10/08/13 10:50 2 pgs
Fees:13.00 Taxes:821.40
20131008-0105558

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly B. Giuliani	Synovus Mortgage Corp.	MAP
416 Lazy Creek Lane	2204 Lakeshore Drive, Ste. 325 Birmingham, AL 35209	PARCEL 161-13-0B-416.00CO
Nashville, TN 37211	XXXXXXXXXXXXXXXXXXXX	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Eric W. Roads and Stephanie Doyle Roads, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beverly B. Giuliani, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 416 on the Plan of Creekside of Brentwood, as established in Master Deed of record in Instrument No. 20050204-0013611, as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eric W. Roads and Stephanie Doyle Roads, husband and wife by Deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership of record at Instrument No. 20061215-0154875, Register's Office for Davidson County, Tennessee, dated December 13, 2006 and recorded on December 15, 2006.

This property known as 416 Lazy Creek Drive Nashville, TN 37211.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **416 Lazy Creek Lane, Nashville, TN 37211.**

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 _____ hand( ) this the 4th day of October, 2013.

Eric W. Roads by Gaile Osburn, attorney-in-Fact
Eric W. Roads by Gaile Osburn, Attorney-in-Fact

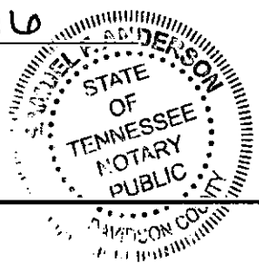
Stephanie Doyle Roads, by Gaile Osburn, Attorney-in Fact
Stephanie Doyle Roads by Gaile Osburn, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gaile Osburn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Eric W. Roads, as his Attorney in Fact, as the free act and deed of the within named Eric W. Roads.

Witness my hand and official seal this the 4th day of October, 2013.

My Commission expires 10-18-16



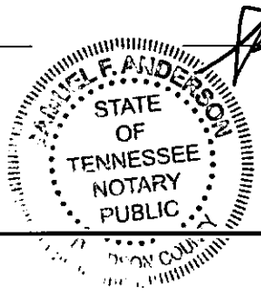
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gaile Osburn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Stephanie Doyle Roads, as her Attorney in Fact, as the free act and deed of the within named Stephanie Doyle Roads.

Witness my hand and official seal this the 4th day of October, 2013.

My Commission expires 10-18-16



Notary Public