mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130099929 DEEDWARR
Recvd: 11/26/13 09:00 2 pgs
Fees:13.00 Taxes:629.00
20131126-0121168

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Sherry L. McKinzey
3520 Harborwood Cir
Nashville, TN 37214

SEND TAX BILL TO:
Sterns Lending, Inc.
4 Hutton Centre Dr., 10th Fl.
Santa Ana, CA 92707

MAP/PARCEL 108120B20300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Mara Giovanni, Trustee of the Lifetime Trust fbo Mara Giovanni under Article V of the Alice M. Bongidvanni Revocable Trust u/a/d June 10, 1997,** has this day bargained and sold, and does hereby transfer and convey unto **Sherry L. McKinzey, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Final Plat Section One Harborview - Final Phase A Planned Unit Development of record in Plat Book 9700, Page 192, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mara Giovanni, Trustee of the Lifetime Trust fbo Mara Giovanni under Article V of the Alice M. Bongidvanni Revocable Trust u/a/d 6/10/1997, by Deed from L. Ray Sharer and wife, Barbara J. Sharer of record at Instrument No. 20110721-0055878, Register's Office for Davidson County, Tennessee, dated July 20, 2011 and recorded on July 21, 2011.

This is improved property known as 3520 Harborwood Cir, Nashville TN 37214.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 9700, page 192, and restrictions in Book 10125, page 496, Book 10344, Page 223, Book 10386, Page 334, Book 10316, Page 891, Book 10316, Page 886, and Instrument No. 199912150303474, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 14th day of November, 2013.

Mara Giovanni, Trustee

Mara Giovanni, Trustee

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mara Giovanni**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the **Lifetime Trust fbo Mara Giovanni under Article V of the Alice M. Bongidvanni Revocable Trust u/a/d June 10, 1997**, the within named bargainor, and as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of November, 2013.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: JAN 04 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of November, 2013.

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires Dec 20, 2015

NOTARY PUBLIC

My Commission Expires: _____