This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 756-55

ADDRESS NEW OWNER:
Dexie N. Durham
110 Lakebrink Drive
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 12/16/13 13:57 3 pgs
Fees:18.00 Taxes:296.00
20131216-0126880

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37219

MAP **096160A03500CO**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William L. Giannini** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Dexie N. Durham**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:
>
> Being Unit Number 55, on the First Revision, Phase One, Section Two, Larchwood, a Planned Unit development, as shown by plat of record in Plat Book 6200, Page 347, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to William L. Giannini, married by deed from The Secretary of Housing and Urban Development of Washington, D. C. dated June 17, 2011, of record in Instrument no. 20110622-0047720, Register's Office for Davidson County, Tennessee.

This is improved property known as 110 Lakebrink Drive, Nashville, Tennessee 37214. Possession is to be given on December 13, 2013.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 13th day of December, 2013.

William L. Giannini

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William L. Giannini**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of December, 2013.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3.17.16

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of December, 2013.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10.28.14

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16