WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140010143 DEEDWARR
Recvd: 02/12/14 11:26 2 pgs
Fees:13.00 Taxes:598.48
20140212-0012402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$161,750.00**

Amanda Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2014.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Angarole Karen Angarole	Movement Mortgage, LLC	117-15-0-A 001/00CO
(NAME)	(NAME)	
1900 Richard Jones Road X-1	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Virginia Beach, VA, 23452	
(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, **Alexander C. Panaccione, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Angarole and Karen Angarole, husband and wife**, 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 Parcel 1, being Unit No. TH-A-1, on the plan of Green Hills Terrace Condominium Apartments, as shown on the plat of record in Plan Book 5200, Page 64, and further established by Master Deed of record in Book 5304, Page 702, as amended in Book 7841, Page 557 and Book 9830, Page 181, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description.

Being the same property conveyed to Alexander C. Panaccione, unmarried by Warranty Deed dated 07/29/2008 from Jeffrey H. Howerton and Ashley Howerton, husband and wife of record in Instrument 20080805-0080375, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **1900 Richard Jones Road X-1, Nashville, TN 37215**

(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 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 my hand this 28 day of January, 2014.

Alexander C. Panaccione

STATE OF Connecticut
COUNTY OF New Haven

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alexander C. Panaccione, the bargainor, 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 New Haven CT, _____ this 28th DAY OF JANUARY, 2014.

Commission expires: Mar 31, 2016

LAUREL C. LASTER NOTARY PUBLIC CONNECTICUT

Notary Public
My Comm Exp 3-31-16