BILL GARRETT, Davidson County
Trans:T20140016480 DEEDWARR
Recvd: 03/11/14 12:39 2 pgs
Fees:13.00 Taxes:1757.50

20140311-0020394

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

Subscribed and sworn to before me, this 7th day of March, 2014.

Notary Public
My commission expires: 6/15/14

03-1402-38127

Address of New Owner:	Send Tax Bills to:	Tax Information
Sandy Gennaro 573 Summit Oaks Ct. Nashville TN 37221	New Owner	128-16-0-B-067.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joan Albert, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ~~Sandy~~ **Gennaro and wife, Shari Gennaro**, hereinafter called the Grantees, their successors 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 Lot No. 67, on the Plan of Phase Four, Summit Oaks, a Planned Unit Development, of record in Instrument No. 20060417-0043459, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arnold H. Albert and Joan Albert by deed from French River Development Company, LLC, a Tennessee limited liability company, dated June 25, 2007, recorded June 25, 2007, of record in Instrument No. 20070625-0075910, Register's Office for Davidson County, Tennessee. Arnold H. Albert having since died, leaving Joan Albert as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 573 Summit Oaks Ct., Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives; to warrant and forever defend the title to said land to 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 7th day of March, 2014.

Joan Albert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joan Albert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of March, 2014.

State of Tennessee at Large

My Commission expires: 3/4/15.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122