(1)

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***230,000.00.

Affiant

Subscribed and sworn to before me this 6th day of March, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140016500 DEEDWARR
Recvd: 03/11/14 13:18 2 pgs
Fees:13.00 Taxes:851.00
20140311-0020416

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Nicole Guarino	Capstar Bank dba Farmington Mortage	MAP 126-15-0 A
8192 Settlers Way	2002 Richard Jones Rd., Ste 300A	PARCEL 148.00 CO
Nashville, Tennessee 37221	Nashville, TN 37215	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand and 00/100 Dollars ($***230,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Peter A. Nieman and Stacey A. Nieman, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Nicole Guarino, a single woman, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 178 on the Plan of Section Three, Boone Trace at Biltmore, of record in Book 9700, pages 758 and 759, 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 Peter A. Nieman and wife, Stacey A. Nieman, by Warranty Deed dated June 4, 2001, from Warren B. Smith and wife, Elizabeth K. Smith, of record as Instrument No. 20010607-0059968 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 8192 Settlers Way, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Section Three, Boone Trace at Biltmore, of record in Book 9700, pages 758 and 759, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Boone Trace of record in Book 7265, Page 657, Book 9342, page 312, re-recorded in Book 9735, page 931, amended in Book 10032, page 813, Book 10306, page 817, Book 11455, page 443, Instrument No. 20000126-0008529, Instrument No. 20001211-0121618, Instrument No. 20010717-0075902, Instrument No. 20010607-0060003, Instrument No. 20011003-0107279 and Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Charter of Boone Trace Homeowners' Association in Book 9607, page 534, Register's Office for Davidson County, Tennessee.

5. All matters shown on the Plan PUD Boundary Master Plat in Book 6900, page 470, Register's Office for Davidson County, Tennessee.

6. Conveyance of common areas in Instrument 20011119-0126831, Register's Office for Davidson County, Tennessee.

7. Easements in Book 8992, page 63 and Book 9665, page 420, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement in Instrument No. 20001120-0114598, and Instrument No. 20021217-0155375, Register's Office for Davidson County, Tennessee.

9. Easement to Southern Bell Telephone and Telegraph of record in Book 756, Page 142, in the Register's Office for Davidson County, Tennessee.

10. Subject to rights of others in and to the common areas and/or elements.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 6th day of March, 2014.

Peter A. Nieman

Stacey A. Nieman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter A. Nieman and Stacey A. Nieman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY