THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14030441** BILL GARRETT, Davidson County Trans:T20140026482 DEEDWARR Recvd: 04/21/14 09:19 2 pgs Fees:13.00 Taxes:771.45 20140421-0032652	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $208,500.00. Affiant Subscribed and sworn to before me, this 18th day of April, 2014. Notary Public My Commission Expires: 1-3-17 BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Vincent Lanni 953 Fallview Trail Nashville TN 37211	Send Tax Bills To: Peoples Home Equity Inc. 150 N. Seven Oaks Knoxville, TN 37922	Tax Information: Tax Parcel ID No. 172-12A-071.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Rule, f/k/a Jennifer M. Rizkalla n/k/a Jennifer Rule Brenneman, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vincent Lanni, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 313 on the Plan of Section Two, Bradford Hills, of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page 117, 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 David E. Rizkalla and wife, Jennifer M. Rizkalla by Warranty Deed from Mark E. Jones and wife, Tara M. Jones of record at Instrument No. 20061010-0125927, Register's Office for Davidson County, Tennessee, dated September 29, 2006 and recorded on October 10, 2006.

Being the same property conveyed to Jennifer M. Rule, f/k/a Jennifer M. Rizkalla by Quitclaim Deed from David E. Rizkalla of record at Instrument No. 20121226-0118803, Register's Office for Davidson County, Tennessee, dated October 05, 2012 and recorded on December 26, 2012.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 6 and Book 7900, Page 117, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170, Book 8074, Page 269, Book 8522, Page 853 and

in Book 9227, Page 681, 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.

By-law of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.

Charter of Bardford Hills Homeowner's Association Inc. of record in Book 8071, Page 529, in the Register's Office for Davidson County, Tennessee.

Open Space conveyed to Bradford Hills Homeowner's Association, Inc. of record in Book 8154, Page Page304 and in Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.

Deeds of Conveyance for sanitary sewers and water mains of record in Book 8377, Page 769, Book 8377, Page 808, Book 9988, Page 919 and Book 9988, Page 923, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 7690, Page 260, Book 1113, Page 606 and Book 1318, Page 441, in the Register's Office for Davidson County, Tennessee.

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

This is improved property located at 953 Fallview Trail Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of April, 2014.

Jennifer Rule Brenneman

Jennifer Rule Brenneman f/k/a
Jennifer Rule

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Rule Brenneman f/k/a Jennifer Rule, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2014.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MAY 18, 2014