Return to:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030681 DEEDWARR
Recvd: 05/05/14 10:59 2 pgs
Fees:13.00 Taxes:906.50
20140505-0037904

MST 2014-0333

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 2014

Notary Public

MY COMMISSION EXPIRES: 2-23-15
(AFFIX SEAL)

ROBERT L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas White and Lauren M. White	Avenue Bank	181-10-0-A-028.00CO
(NAME)	(NAME)	
6740 Autumn Oaks Drive	3823 Cleghorn Ave.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN37027	Nashville, TN 37215	
(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, **Sonny Zuliani and Brooke K. Zuliani, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas White and Lauren M. White, 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 Lot No. 344 on the Plan of Section One, Autumn Oaks, of record in Plat Book 9700, Pages 913 and 914, 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 Sonny Zuliani and Brooke K. Zuliani, husband and wife by Warranty Deed from Jacqueline Duncan, an unmarried person, of record in Instrument No. 20121113-0104302, Register's Office for Davidson County, Tennessee, dated November 08, 2012 and recorded on November 13, 2012.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. Taxes for the year 2014 a lien, not yet due and payable. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. All matters shown on the PUD Boundary Plat in Book 6900, Page 786, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 9700, Pages 913 and 914, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6968, Page 30, Book 6704, Page 397 and Book 6704, Page 405, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a)

is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Autumn Oaks Homeowners Association, Inc., with By-Laws appended thereto, of record in Instrument Number 20010912-0099443, Instrument No. 20030513-0064238, Instrument No. 20100414-0028160, and Instrument No. 20101206-0096935, 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 Charter for Autumn Oaks Homeowners Association, Inc. of record in Instrument No. 20010912-0099442, Register's Office for Davidson County, Tennessee. Notice of Acceptance of Public Infrastructure of record in Instrument No. 20101207-0097287, in the Register's Office for Davidson County, Tennessee. Ingress and Egress Easement to cemetery in Book 261, Page 284 and Book 6704, Page 397, Register's Office for Davidson County, Tennessee. Easement to Columbia Gulf Transmission Co. of record in Book 4240, Page 667, Register's Office for Davidson County, Tennessee. Water Line Easement in Book 3376, Page 239, Register's Office for Davidson County, Tennessee.

This property, known as 6740 Autumn Oaks Drive, Brentwood, TN 37027
(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/our hand(s) this 30th DAY OF April, 2014.

Sonny Zuliani

Brooke K. Zuliani

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sonny Zuliani and Brooke K. Zuliani, husband and wife, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2014, 20___.

Notary Public

My Commission Expires: 6/26/2016
(SEAL)

SALMA KHAN
Notary Public
State of Wisconsin