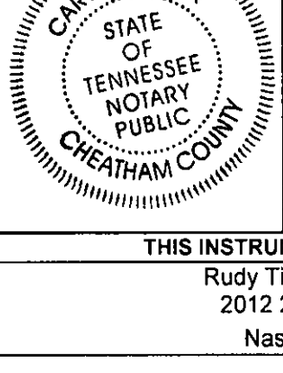
WARRANTY DEED



R-VRES-14-702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00.

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/21/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Erica Zanghellini	New Owner	
(NAME)	(NAME)	**105-10-C-18.00 CO**
702 Wedgewood Park #402		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOSEPH L. MANCINI, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ERICA ZANGHELLINI** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium unit located in Davidson, Tennessee, being Unit B-402 of Wedgewood Park, Phase 3, a condominium, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase 3 Property, of record as Instrument No. 2007-731-0090822 in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit B therein. Said Second Supplement annexes the subject property into the Master Deed Establishing Wedgewood Park, of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, Register's Office, under the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "C" of said Second Supplement, as amended.

Being the same property conveyed to Joseph L. Mancini by Warranty Deed from Elite Homes, LLC, a Tennessee Limited Liability Company, recorded on the 3rd day of October, 2008 in Instrument No. 20081003-0100978, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Instrument recorded at Instrument No. 20070731-0090822, said Register's Office.
- Instrument recorded at Instrument No. 20050524-0058684, said Register's Office.
- Instruments of record in Instrument No. 20050510-0052804 , as amended by instrument(s) of record in Instrument Nos. 20060216-0019060 and 20060228-0022838, supplemented at Instrument Nos. 20060825-0105391, 20070731-0090822, 20091221-0116044 and 20110329-0024200, said Register's Office.
- Instruments recorded in Instrument Nos. 20060925-0118136 and 20061010-0125949, said Register's Office.
- Storm Water Detention Agreement recorded at Instrument Nos. 20050321-0030406 and 20060925-0118083, said Register's Office.
- Assignment of Developer's Rights recorded at Instrument Nos. 20070730-0090189 and 20081205-0118096, said Register's Office.
- Application to Combine Parcels recorded at Instrument No. 20060822-0103541, said Register's Office.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **702 Wedgewood Park #402, Nashville, Tennessee 37203**.

BILL GARRETT, Davidson County
Trans:T20140033577 DEEDWARR
Recvd: 05/14/14 14:42 2 pgs
Fees:13.00 Taxes:987.90

20140514-0041472

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF MAY, 2014.

Joseph L. Mancini by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH L. MANCINI, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH L. MANCINI.

Witness my hand and official seal, this the 9th of May, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212