WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of May, 2014.

Notary Public

(Affix Seal)

My Commission Expires: May 5, 2015

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

AT-20140046

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charles Salvatore and Lara Salvatore	Synovus Mortgage Corp.	172.12-0D-484.00
8218 Persia Way	2204 Lakeshore Drive, Suite 325	
Nashville, TN 37211	Birmingham, AL 35209	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michele M. Folds, an unmarried person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Charles Salvatore and Lara Salvatore, husband and wife**, 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 tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 530 on the Final Subdivision Plat of Town Center Homes at Lenox Village, a Planned Unit Development, Section III, of record in Instrument No. 20060118-0006550, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michele M. Folds, an unmarried person from Katherine Blower, unmarried by Warranty Deed dated October 8, 2008 and recorded October 10, 2008 in Instrument #200810100102652, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 8218 Persia Way, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

BILL GARRETT, Davidson County
Trans:T20140033945 DEEDWARR
Recvd: 05/15/14 12:38 2 pgs
Fees:13.00 Taxes:769.60

20140515-0041811

Witness my/our hand(s) this 14th day of May, 2014

Michele M. Folds

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Michele M. Folds , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 14th day of May, 2014.

Notary Public
My Commission Expires: 6-28-15

