WARRANTY DEED



NOTARY PUBLIC
Bridgit Marshall
My Commission Expires
July 03, 2017
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 2014

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

1 Box 36

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard V. Dinoia Maria E. Dinoia	Fifth Third Mtg. Company	172120D43500CO
(NAME) 7234 Althorp Way U-7	(NAME) 5001 Kingsley Dr.	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Cincinnati OH 45227	
(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, **Jennifer Marciano, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leonard V. Dinoia and Maria E. Dinoia, 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 Unit U-7 as shown on Exhibit "B1" and "B6" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit "A" and "B2" of Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Jennifer Marciano, unmarried by Warranty Deed dated 04/27/2006 from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 200605010049885, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **7234 Althorp Way U-7, Nashville, TN 37221**

(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.

BILL GARRETT, Davidson County
Trans:T20140044855 DEEDWARR
Recvd: 06/24/14 15:55 2 pgs
Fees:13.00 Taxes:518.00



20140624-0055272

Witness my hand this May 29, 2014.

Jennifer Marciano

STATE OF NEW YORK
COUNTY OF Kings

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Marciano, the bargainor, 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 ~~Nashville, Tennessee~~ NEW YORK, NEW YORK this 29th of May, 2014.

Commission expires:
June 03, 2017

Notary Public

notarize

TIFFANY A SLOCOMBE
Notary Public - State of New York
No. 01SL6281220
Qualified in Kings County
My Commission Expires June 03, 2017