THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31851-06-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $398,900.00. Affiant Subscribed and sworn to before me this 25th day of July, 2014. Notary Public My Commission Expires: My Commission Expires MAY 3, 2016

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Maria Santa Mangione, Louis Mangione, and Kathleen Mangione 3510-B Wrenwood Avenue Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 010 N 00600 CO

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, **Jeffrey Zeitlin, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maria Santa Mangione, unmarried, Louis Mangione and wife, Kathleen Mangione** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3510-B Wrenwood Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20140057143 DEEDWARR
Recvd: 08/05/14 15:20 3 pgs
Fees:18.00 Taxes:1475.93
20140805-0070398

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of July, 2014.

Jeffrey Zeitlin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeffrey Zeitlin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2014.

Notary Public

My Commission Expires:



My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3510-B, together with appurtenant interest in the common elements of Wrenwood Place Townhomes, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20130612-0059665, supplemented in Instrument No. 20131203-0123095, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned supplemental Declaration, and being located upon Lot No. 26 on the Plan of Wrenwood, of record in Plat Book 1130, page 55, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jeffrey Zeitlin by deed dated October 30, 2013, from Melissa Sandefur, Janelle Sandefur Edwards, Steve Sandefur, Priscilla Sandefur Stanton and James T. Sandefur, being heirs at law of Alice Knight Sandefur, deceased, of record in Instrument No. 20131031-0113238, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 104 010 N 00600 CO.
2. Declaration of Covenants, Conditions and Restrictions for Wrenwood Place Townhomes of record in Instrument No. 20130612-0059665, first supplement in Instrument No. 20131203-0123095, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. Charter of Incorporation of Wrenwood Place Townhomes Corporation of record in Instrument No. 20130614-0061151, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 1130, page 55, Register's Office for Davidson County, Tennessee.
5. Easement for utilities of record in Book 1133, page 8, Register's Office for Davidson County, Tennessee.
6. TVA Agreement of record in Book 1136, page 1, Register's Office for Davidson County, Tennessee.
7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded as Instrument No. 20140110-0002876, Register's Office for Davidson County, Tennessee.