Davidson County DEEDWARR Recvd: 08/11/14 14:34 2 pgs Fees:13.00 Taxes:458.80 **20140811-0072336**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2014

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2016

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Dario Kebara	Stonegate Mortgage Corporation	Parcel ID:
7001 Lenox Village Drive; #A7	9190 Priority Way West Dr.; #300	172120D00700
Nashville, TN 37211	Indianapolis, IN 46240	

FOR AND IN 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

Anne M. Zaccarelli, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Dario Kebara , an unmarried ~~woman~~ AK
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:

BEING Unit No. A-7, of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq., of Tennessee Code Annotated, reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Anne M. Zaccarelli, an unmarried woman, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument 20040528-0063216, said Register's Office, dated May 27, 2004.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20020315-0032825; Instrument 20020315-0032826; Instrument 20021226-0158459; Instrument 20031120-0169460; Instrument 20031212-0178492; Instrument 20050119-0006853; Instrument 20050324-0032209; Instrument 20050815-0096405, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20031120-0169460, and as Exhibit "B" to Supplemental of record as Instrument No. 20031212-0178492, said Register's Office; (3) Easement for Sanitary Sewer, Water Mains and appurtenances of record as Instrument No. 20011129-0130322, said Register's Office; (4) Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, said Register's Office; (5) Storm Water Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, Page 230 and as Instrument No. 20020408-0042676, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7001 Lenox Village Drive; #A7, 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 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 hand this 4th day of August, 2014.

Anne M. Zaccarelli

2N140654

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne M. Zaccarelli, with whom I am personally acquainted (or proved 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 at Nashville, Tennessee this 4th day of August, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017