WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140061547 DEEDWARR
Recvd: 08/20/14 10:31 2 pgs
Fees: 13.00 Taxes: 488.40

20140820-0075633

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of August, 2014.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES SEP 2 0 2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jack Yarber, a married man	NEW OWNER	135 12 0B 050.00
(NAME)	(NAME)	
2060 Nashboro Blvd		
(ADDRESS)	(ADDRESS)	
Nashville 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Two Thousand And No/100 Dollars ($132,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Toni M. Lopiccolo, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jack Yarber, a married man**, 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 Lot and Unit No. 50 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, of record in Plat Book 11700, page 49 and 50, 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 Secretary of Housing and Urban Development by Warranty Deed from Tennessee Housing Development Agency dated April 3, 2012 of record in Instrument No. 20120509-0040194, Register's Office for Rutherford County, Tennessee. ALSO being the same property conveyed to Norman Robinson, married by Deed from Secretary of Housing and Urban Development dated October 30, 2012 of record in Instrument No. 20121030-0099484, Register's Office for Rutherford County, Tennessee.

FURTHER being the same property conveyed to Toni M. Lopiccolo, unmarried by Warranty Deed from Norman Robinson, married dated April 15, 2013 of record in Instrument No. 20130418-0038632, Register's Office for Rutherford County, Tennessee.

File Number: MFR-140884

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2060 Nashboro Blvd, Nashville, TN 37217

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, has 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 our hands this 18th day of August, 2014.

Toni M. Lopiccolo

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Toni M. Lopiccolo, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of August, 2014.

Notary Public

My Commission Expires:

(SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Exp. 10-24-2017

File Number: MFR-140884