NEW OWNER:

Kathleen Travierso
Tiffany Travierso
1446 Bridgecross Parkway
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0708

Map 098 Group 06-0-A Parcel 038.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140065005 DEEDWARR
Recvd: 09/02/14 15:04 3 pgs
Fees:18.00 Taxes:886.15
20140902-0079982

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Nine Thousand Five Hundred and 00/100 Dollars ($239,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT J. LOBOSCO AND VINCENT F. BORTONE, as joint tenants with rights of survivorship,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **TIFFANY NICOLE TRAVIERSO, UNMARRIED, and KATHLEEN MARIE TRAVIERSO, UNMARRIED, as joint tenants with rights of survivorship,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Phase 1, Section "A", Bridgewater, of record in Instrument No. 20051104-0133897, corrected in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Lobosco and Vincent F. Bortone, as joint tenants with right of survivorship, by Quitclaim Deed from Robert J. Lobosco and Vincent F. Bartone, as joint tenants with right of survivorship, dated March 18, 2008, and of record in Instrument No. 20080521-0052231, Register's Office for Davidson County, Tennessee. See also Warranty Deed dated July 25, 2006 of record in Instrument No. 20060809-0098091, said Register's Office.

This property is not the principal residence of either seller.

This is IMPROVED property known as 1446 Bridgecross Parkway, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to any and all matters shown on the plat of record in Instrument No. 20051104-0133897 and corrected in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee; the Deed of Common Areas to the Homeowner's Association of record in Instrument No. 20091110-0103837, Register's Office for Davidson County, Tennessee; the Charter for Homeowner's Association of record in Instrument No. 20060223-0021110, Register's Office for Davidson County, Tennessee; Easement to TVA of record in Book 1291, Page 99, Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement of record in Instrument No. 20050222-0019150, Register's Office for Davidson County, Tennessee; subject to rights of others in and to common areas/elements; lien for special assessment contained in DCCR's/Master Deed; HOA Dues-if any; Restrictions of record in Instrument No. 20051024-0128043, Register's Office for Davidson County, Tennessee.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 26th day of **August, 2014**.

ROBERT J. LOBOSCO

VINCENT F. BORTONE

STATE OF New York
COUNTY OF Suffolk

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROBERT J. LOBOSCO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 26th day of **August, 2014.**

MARGARET A. BORTONE
Notary Public, State of New York
No. 01BO6103156
Qualified in Suffolk County
Commission Expires December 15, 2018

Margaret A. Bortone
NOTARY PUBLIC

My commission expires: _____

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, VINCENT F. BORTONE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 27 day of **August, 2014.**

PATRICIA E. O'BRIEN
Notary Public, State of New York
No. 01OB6128547
Qualified in Queens County
Commission Expires June 13, 2017

Patricia E O'Brien
NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is $ 239,500.00 .

Donna L Curtis
AFFIANT

Sworn to and subscribed to before me 28th day of **August, 2014.**

Susan Frensley Newton
NOTARY PUBLIC

My commission expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017