Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 337,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF December 2014 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel V. Diluzio	New owner	MAP
3331 Love Circle		PARCEL 10406034000
Nashville, TN 37212		
(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, I, **Adelyn Munce Jones, Trustee of the Adelyn Munce Jones Revocable Inter Vivos Trust u/a/d 6/9/09**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Val Diluzio and Regina Russo Diluzio, 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 Lot No. 107B on the Plan of Zone Lot Division of Lots 107 and 109, West End Heights of record in Plat Book 332, Page 124 and 125, amended in Book 6900, Page 272, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adelyn M. Jones, unmarried by Warranty deed from Christine K. Ebel of record in Book 10145, page 771, Register's Office for Davidson County, Tennessee, dated July 26, 1996 and recorded on August 5, 1996. (Value or consideration shown in aforementioned deed $150,000.00.)

Being the same property conveyed to Adelyn Munce Revocable Inter Vivos Trust by Warranty deed from Adelyn M. Jones, single of record in Instrument No. 20090720-0067505 Register's Office for Davidson County, Tennessee, dated July 14, 2009 and recorded on July 20, 2009. (Value of consideration shown in aforementioned deed $10.00.) Being also known as 3331 Love Circle Nashville, TN 37212.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as 3331 Love Circle, Nashville, TN 37212.

BILL GARRETT, Davidson County
Trans:T20140094505 DEEDWARR
Recvd: 12/17/14 13:58 2 pgs
Fees:13.00 Taxes:1248.75
20141217-0115501

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 _____ hand( ) this the ~~12th~~ 11TH day of December, 2014.

Adelyn Munce Jones, Trustee

Adelyn Munce Jones, Trustee

STATE OF Colorado
COUNTY OF Boulder

Before me, the undersigned, of the state and county aforesaid, personally appeared Adelyn Munce Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of The Adelyn Munce Jones Revocable Inter Vivos Trust u/a/d 6/6/09, the within named bargainor, a Trust, and that she as such Trustee executed the foregoing instrument for the purpose therein contained by signing the name of the Trust by herself as such Trustee.

Witness my hand and official seal this 11TH day of December, 2014.

Notary Public

My Commission Expires: 7-7-2018

JACOB W PELLOUCHOUD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064026197
MY COMMISSION EXPIRES JULY 7, 2018