BILL GARRETT, Davidson County
Trans:T20140095364 DEEDWARR
Recvd: 12/19/14 15:45 2 pgs
Fees:13.00 Taxes:786.25
20141219-0116552

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $212,500.00. Affiant Subscribed and sworn to before me, this the 16th day of December, 2014. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brandt Vroman Shanon Vroman	PROVIDENT FUNDING 851 TRAEGER AVENUE	
2803 Barclay Drive	SUITE 100	083-15-0-181.00
Nashville, TN 37206	SAN BRUNO, CA 94066	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PATRICIA GIOVINO, UNMARRIED, AND MARCO GIOVINO, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDT VROMAN AND SHANON VROMAN, HUSBAND AND WIFE.** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 222 on the Plan of Section One, Fortland Park of record in Plat Book 2663, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Barclay Drive, the corner of Lots Nos. 222 and 223; thence Easterly along the line between said two lots, 179.3 feet to a point; thence Southwesterly 76.5 feet to a point, the corner of Lots Nos. 222 and 221; thence Westerly 179.9 feet along the line between said two lots to a point in the Easterly margin of Barclay Drive; thence Northeasterly along the margin of said Drive, 50.4 feet to a point, and continuing thence along the margin of said Drive, 34.56 feet to the point of beginning.

Being the same property conveyed to Patricia Giovino, a widow and Marco Giovino, unmarried with joint rights of survivorship by deed from Linda Graves Boshers Biggs, as sole heir at law of Essie T. Graves of record in Instrument No. 20040909-0109263 Register's Office for Davidson County, Tennessee, dated September 07, 2004 and recorded on September 09, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2803 Barclay Drive, Nashville, TN 37206.
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of December, 2014.

Patricia Giovino by Marco Giovino her Attorney in Fact

Patricia Giovino by Marco Giovino her Attorney-in-Fact

Marco Giovino

Kylie Giovino by Marco Giovino her Attorney in Fact

Kylie Giovino by Marco Giovino her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marco Giovino, individually and as attorney in fact for Patricia Giovino*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

*AND KYLIE GIOVINO

Witness my hand and seal this 16th day of December, 2014.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Kylie Giovino, spouse of Marco Giovino, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Witness my hand and seal this 16th day of December, 2014.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public