26811-8
Box 14

return to: John T. Cook, P.C.
2927 Berry Hill Dr, Nashville, TN 37204

Box 14

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32158-12-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me this 9th day of January, 2015. Notary Public My Commission Expires: 5-8-18

ANNA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

WARRANTY DEED

Address New Owner: Richard K. Germano, Lisa F. Germano 116 Wildwood Ct. Nashville, TN 37209	**Send Tax Bills To:** Farmington Mortgage, a div. of Capstar Bank 2002 Richard Jones Rd, Ste. 300A Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 117 09 0 130 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elisabetta Fazio and Sergio Fazio, Co-Trustees of the Elisabetta Fazio Revocable Trust dated September 28, 2004, and Elisabetta Fazio, individually**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard K. Germano, Jr. and Lisa F. Germano, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3716 Sycamore Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20150003373 DEEDWARR
Recvd: 01/14/15 10:10 3 pgs
Fees:18.00 Taxes:2682.50
20150114-0003915

IN WITNESS WHEREOF, Grantor has executed this instrument on the _____ day of January, 2015.

Elisabetta Fazio, Trustee

Elisabetta Fazio, Trustee

Sergio Fazio, Trustee

Elisabetta Fazio, Individually

STATE OF Oregon, COUNTY OF Multnomah SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elisabetta Fazio, Trustee and Sergio Fazio, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2015.

Notary Public

My Commission Expires:

STATE OF Oregon, COUNTY OF Multnomah SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elisabetta Fazio**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th D day of January, 2015.

Notary Public

My Commission Expires: ~~3/9/15~~ 3/9/18

Multnomah County

OFFICIAL STAMP
KRISTINA MARIE PORRECO
NOTARY PUBLIC - OREGON
COMMISSION NO. 925626
MY COMMISSION EXPIRES MARCH 9, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Blackberry Hollow, Section III, as of record in Plat Book 6250, page 200, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sergio Fazio and wife, Elisabetta Bellettini Fazio, by deed dated August 26, 2003, from Adam Epstein, married, of record in Instrument No. 20030910-0131742, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 28, 2004, in Instrument No. 20040930-0118025, Register's Office for Davidson County, Tennesee, Sergio Fazio conveyed his interest in subject property to Elisabetta Fazio. By Quitclaim Deed dated September 28, 2004, in Instrument No. 20041007-0120995, said Register's Office, Elisabetta Fazio conveyed subject property to Elisabetta Fazio Revocable Living Trust Dated September 28, 2004. Elisabetta Bellettini Fazio and Elisabetta Fazio are one and the same person.

Together with Easement for Driveway and Wall Encroachment as more fully described in the conveyance of record in Instrument No. 20050106-0002497, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, prorated by the parties and assumed by the Grantees. Map and Parcel No. 117 09 0 130 00.
2. Restrictive covenants contained in an instrument of record in Book 6868, page 231, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 6250, page 200, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4178, page 88, Register's Office for Davidson County, Tennessee.
5. Easement for sewer of record in Book 3368, page 486, Register's Office for Davidson County, Tennessee.
6. Easement for Driveway and Wall Encroachment of record in Instrument No. 20050106-0002497, Register's Office for Davidson County, Tennessee.