WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. M151223

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150027858 DEEDWARR
Recvd: 04/14/15 11:03 2 pgs
Fees:13.00 Taxes:506.90
20150414-0032855

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of April 2015.

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mario Glorioso	Movement Mortgage	173 05 0A 070.00
(NAME)	(NAME)	
2032 Shaylin Loop	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Antioch 37013	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Seven Thousand And No/100 Dollars ($137,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kelly E. Leader nka Kelly E. Foglia Leader and Robert Foglia, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mario Glorioso**, unmarried 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:

Being all of Lot No. 70 (Seventy) on the Plan of Barnes Crossing, a Planned Unit Development, according to plat and survey as shown on Exhibit A of the Master Deed of record in Instrument Number 20050721-0084791, re-recorded in Instrument Number 20050805-0092480; amended in Instrument Number 20051114-0136938 and Instrument Number 20071227-0147998; of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Kelly E. Leader, an unmarried woman by Warranty Deed from Kimberly C. Jones and Jonathan Bradley Jones, dated June 26, 2009 and recorded June 29, 2009 as Instrument No. 20090629-0060095, in said Register's Office for Davidson County, Tennessee.

Robert Foglia joins in the execution of this document to convey any and all maritial rights he may have in said property.

Kelly E. Leader N/K/A Kelly Foglia Leader

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 2032 Shaylin Loop, Antioch, TN 37013

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.

This instrument is executed on behalf of Kelly E. Leader by Rob Foglia, pursuant to Limited Power of Attorney executed by Kelly E. Leader on April 9, 2015, of record in Instrument No. 20150414-0032854, Register's Office for Davidson County, Tennessee.

Witness our hands this 10TH DAY OF APRIL, 2015 .

Kelly E. Leader nka Kelly E. Foglia Leader by Rob Foglia Attorney in fact

Kelly E. Leader nka Kelly E. Foglia Leader by Rob Foglia, attorney in fact

Robert Foglia

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Robert Foglia 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 10th of April, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE

County OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared ROB FOGLIA , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kelly E. Leader nka Kelly E. Foglia Leader as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Kelly E. Leader nka Kelly E. Foglia Leader, for the purposes therein contained.

Witness my hand and official seal, this the.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

File Number: GRN-151201