WARRANTY DEED

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

BILL GARRETT, Davidson Count
Trans:T20150055588 DEEDWARR
Recvd: 07/09/15 12:21 2 pgs
Fees:13.00 Taxes:906.50

20150709-0066758

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristian D. Dambrino and Robert J. Dambrino, III	**Suntrust Mortgage, Inc.**	11702002900
(NAME)	(NAME)	
P. O. Box 901	**P. O. Box 79041**	
(ADDRESS)	(ADDRESS) **21279-0041**	
Grenada, MS 38901	**Baltimore, Maryland**	
(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, Angela M. Walker, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KRISTIAN D. DAMBRINO AND ROBERT J. DAMBRINO, III as tenants in common with right of survivorship, 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. 1-A on the Zone Lot Division of Lots 1 and 2, of the Resubdivision of Lot No. 14, Sharondale, of record in Plat Book 6900, Page 30, which amends plat of Resbubdivision of Lot No. 14, Sharondale, of record in Plat Book 6050, Page 238 in the Register's Office for Davidson County, Tennessee to which plat, and amendment to plat, reference is here made for a complete description thereof.

TOGETHER WITH AND SUBJECT TO THOSE RIGHTS AND OBLIGATIONS SET FORTH IN DEDICATION OF JOINT DRIVEWAY RECORDED IN BOOK 6985, PAGES 875-877, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Angela M. Walker by Warranty Deed dated January 5, 1996 from Charles R. Reusing, unmarried, which deed is of record in Book 9912, Page 762 in the Register's Office for Davidson County, Tennessee.

THE HEREIN CONVEYED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE ABOVE NAMED GRANTOR.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, RESTRICTIONS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE ZONE LOT DIVISION OF LOTS 1 AND 2 OF RESUBDIVISION OF LOT NO. 14, SHARONDALE, OF RECORD IN PLAT BOOK 6900, PAGE 30, WHICH AMENDS RESUBDIVISION OF LOT 14, SHARONDALE, OF RECORD IN PLAT BOOK 6050, PAGE 238, BOTH PLAT AND AMENDMENT TO PLAT OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 2310 Sharondale Drive, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 26 day of June, 2015.

Angela M. Walker

Angela M. Walker

STATE OF MISSISSIPPI

COUNTY OF

On this 26 day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Angela M. Walker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Cynthia Lemaster

Notary Public,

Return To:
Deanie L. Gregory, Attorney-at-Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 81055
CYNTHIA LEMASTER
Commission Expires
April 13, 2018
ADAMS COUNTY

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115