WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150075635 DEEDWARR
Recvd: 09/04/15 10:12 2 pgs
Fees: 13.00 Taxes: 388.50

20150904-0090320

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Lisa H Ferrelli
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 7-6-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

File # 9760

Return To:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Kenneth Ferrelli Lisa H. Ferrelli	Bank of America, N. A. c/o PHH Mortgage	142050b01800co
(NAME)	(NAME)	
8300 Sawyer Brown Road, Apartment D 302	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Karen E. Ferrelli,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **J. Kenneth Ferrelli and Lisa H. Ferrelli, 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:

Being Unit No D-302, together with the carport designated No. D-302, in River Plantation, Section Three, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, Pages 75, 76 and 77, amended in Book 4675, Page 156, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, Page 464, of the Register's Office for Davidson County, Tennessee , to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Three, Condominium Apartments contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, Page 482, of the Register's Office of Davidson County, Tennessee are incorporated in this Deed by reference and made a part of hereof as though copied herein.

Being the same property conveyed to Karen E. Ferrelli, by deed of record in Instrument No. 20010330-0030574 , Register's Office for Davidson County, Tennessee. The said Karen E. Ferrelli and Karen Elizabeth Ferrelli being one and the same.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Karen Elizabeth Ferrelli by Mark Andrew Ferrelli as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument NO. * , in the Register's Office for Davidson County, Tennessee. * 20150904-0090319

unimproved ☐

This is improved ☑ property, known as 8300 Sawyer Brown Road, Apartment D 302, Nashville, TN 37221
(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/our hands this 21st day of August, 2015.

Karen E. Ferrelli by Mark Andrew Ferrelli by Atty in fact
Karen E. Ferrelli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August 2015 before me personally appeared Mark Andrew Ferrelli, the person who executed the foregoing instrument on behalf of Karen Elizabeth Ferrelli, and acknowledged that he executed the same as the free act and deed of the said Karen Elizabeth Ferrelli, through Power of Attorney granted by the said Karen Elizabeth Ferrelli.

Notary Public
Commission Expires: 1-6-19

WITNESS my hand and seal this 21st day of August, 2015.

Notary Public
My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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