WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/15 08:30 3 pgs
Fees:18.00 Taxes:1137.01
20151106-0113071

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $307,300.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF NOVEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1544B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
The Albie and Alice Vollero 2002 Trust	NEW OWNER	1421-16-0-B-053.00CO
1425 Willowbrooke Circle		
Franklin, TN 37069		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BRETT S. SHAPIRO AND WIFE LAUREN L. SHAPIRO

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALBIE BOOTH VOLLERO AND ALICIA DARLENE VOLLERO, TRUSTEES OF THE ALBIE AND ALICE VOLLERO 2002 TRUST

HEREINAFTER CALLED THE GRANTEE(S), 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. 53 on the Plan of Arlington Green, Phase I, of record in Plat Book 6900, Page 399, as amended in Book 7517, Page 281, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brett S. Shapiro and wife, Lauren L. Shapiro by Quitclaim Deed from Mark T. Shapiro, of record in Instrument No. 20111228-0101163, Register's Office for Davidson County, Tennessee, dated December 10, 2011 and recorded on December 28, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 399, as amended in Book 7517, Page 281, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7517, Page 283; Book 8170, page 402 and amended in Book 8120, page 485; Book 8180, page 230; Book 8181, page 62; Book 8180, page 232; Book 11232, page 427 and Book 8902, page 963, Register's Office for Davidson County, Tennessee.

Charter of Arlington Green Homeowner's Association of record in Book 7447, page 603, Book 8170, Page 450 and amended in Book 11272, page 886, in the Register's Office for Davidson County, Tennessee.

By-Laws of Arlington Green Homeowner's Association, Inc. of record in Book 11232, Page 427, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Open Area of record in Book 8625, Page 750, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 125 Amherst Way, Nashville, TN 37221-3010

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 5th day of November, 2015.

Brett S. Shapiro

Lauren L. Shapiro

By: , Attorney in Fact

Lauren L. Shapiro

By: Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BRETT S. SHAPIRO, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of November, 2015.

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

My Commission Expires: 10/2/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. CARLTON DRUMWRIGHT, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Laruen L. Shapiro for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Lauren L. Shapiro, and is authorized by Lauren L. Shapiro to execute this instrument on her behalf.

Witness my hand and official seal, this 5th day of November, 2015.

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 15-1544B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

