WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

R-VRES-15-685-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cynthia King	New owner	
(NAME)	(NAME)	
685 Harpeth Trace Drive		**143-02-0C-046.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-3127		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARGARET GIOVINO, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CYNTHIA KING,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 46, Building 2 on the Plan of Harpeth Knoll, Planned Unit Development of record in Plat Book 5200, Page 764, 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 Margaret Pettey, unmarried woman by Warranty deed from Cynthia Crow Carnes, unmarried of record in Instrument No. 20130306-0022508 Register's Office for Davidson County, Tennessee, dated February 28, 2013 and recorded on March 06, 2013. The said Margaret Pettey having since married and now being known as Margaret Giovino.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 764, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6280, Page 478, as amended in Instrument No. 20070405-0041277, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6280, Page 486, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6272, Page 636, as amended in Book 8176, Page 699, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area to HOA of record in Book 6353, Page 228, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6380, Page 201, in the Register's Office for Davidson County, Tennessee.
- Deed(s) of Conveyance to Metropolitan Government of Nashville and Davidson County for water and sewerage services of record in Book 7121, Pages 235 and 291, in the Register's Office for Davidson County, Tennessee.
- Grant of PAD Mounted Transformer Easement to Metropolitan Government of record in Book 7465, Page 719, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **685 Harpeth Trace Drive, Nashville, Tennessee 37221-3127**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160006558 DEEDWARR
Recvd: 01/26/16 08:43 2 pgs
Fees:13.00 Taxes:862.10
20160126-0007217

Witness my/our hand(s) this the 21st DAY OF JANUARY, 2016.

Margaret Giovino

Nicholas Giovino, spouse of Margaret Giovino, hereby joins in this conveyance and does transfer and convey any and all marital interest Nicholas Giovino may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET GIOVINO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of January, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS GIOVINO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of January, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
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