BILL GARRETT, Davidson County
Trans:T20160020578 DEEDWARR
Recvd: 03/14/16 11:48 2 pgs
Fees:13.00 Taxes:1128.13
20160314-0023958

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
16-0180

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,900.00

Affiant

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of March, 2016

Notary Public
Commission Expires: 03-07-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Linda Hartman 702 Wedgewood Unit 402 Nashville, TN 37209	Bank of America, N.A. P O Box 650070 Dallas, TX 75265-0070	105-10-0C-018.00 CO

WARRANTY DEED

FOR AND IN 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/WE,

Erica Zanghellini, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linda M. Hartman and David W. Hartman, wife and husband

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 Unit Number B-402 of Wedgewood Park, Phase 3, a condominium, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase 3 Property, of record as Instrument Number 20070731-0090822 in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit "B" therein. Said Second Supplement annexes the subject property into the Master Deed establishing Wedgewood Park of record as Instrument Number 20050510-0052804, as amended by Instrument Numbers 20060216-0019060, 20060228-0022838 and 20110329-0024200 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "C" of said Second Supplement, as amended.

BEING the same property conveyed to Erica Zanghellini by Warranty Deed from Joseph L. Mancini, unmarried, dated 5/9/14 and recorded 5/14/14 in Instrument Number 20140514-0041472; and the same property previously conveyed to Joseph L. Mancini by Warranty Deed from Elite Home Loans, LLC, a Tennessee Limited Liability Company, dated 10/1/08 and recorded 10/3/08 in Instrument Number 20081003-0100978, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 702 Wedgewood Unit 402, Nashville, TN 37209.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of March, 2016.

Erica Zanghellini

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Erica Zanghellini** 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 at Brentwood, Tennessee this 11th day of March, 2016.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY