WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160022724 DEEDWARR
Recvd: 03/21/16 10:35 2 pgs
Fees:13.00 Taxes:7844.00
20160321-0026379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/8/2018

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 8, 2018

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Ciolino and Carol Ciolino	SAME	
(NAME)	(NAME)	
43 Bancroft Place		144-00-0 / 104.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **MARK F. THOMPSON AND MARY ELLEN THOMPSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL CIOLINO AND CAROL CIOLINO, 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Final Plat of Bancroft of record in Plat Book 9700, Page (s) 326 and 327, 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 Mark F. Thompson and wife, Mary Ellen Thompson by Warranty deed from Wayne E. Hilton, Sr., and wife, Patricia F. Hilton of record in Instrument No. 20070801-0091298 Register's Office for Davidson County, Tennessee, dated July 31, 2007 and recorded on August 01, 2007.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 9700, Pages 326 and 327, said Register's Office; restrictive covenants of record in Book 10319, Page 1, as amended in Book 10366, page 623, and Book 10564, page 570, said Register's Office; Charter of Bancroft Homeowner's Association of record in Book 11350, Page 855, in the Register's Office for Davidson County, Tennessee; Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 7911, page 451; Book 8009, page 109; and Instrument No 20020711-0083762; and Subject to rights of others in and to the common areas and/or elements.

unimproved
This is improved x property, known as 43 Bancroft Place, 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 18 day of March, 2016

MARK F. THOMPSON

MARY ELLEN THOMPSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark F. Thompson and Mary Ellen Thompson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18 day of March, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public