RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of MAY, 2016

Notary Public

MY COMMISSION EXPIRES: 8.20.2019
(AFFIX SEAL)

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
EMILY H. PROPHET

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Bradley Snider and Shea Coughlin	FINWORTH MTG	081 08 0Z 002.00
(NAME)	(NAME)	
1717B 5th Avenue North	2106 Crestmoor Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Fifteen Thousand And No/100 Dollars ($515,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Giordano Lo Regio aka Giordano L. Regio, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bradley Snider, an unmarried man and Shea Coughlin, an unmarried woman, as tenants in common with right of survivorship**, 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:

Unit B of the 1717 5TH AVENUE NORTH TOWNHOMES as shown in the Declaration of Covenants, Conditions, and Restrictions for 1717 5TH AVENUE NORTH TOWNHOMES, a horizontal property regime with private elements and no general common elements of record as Instrument 201303110024115, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Giordano L. Regio by Warranty Deed from Aerial Investment Properties, LLC, a Tennessee limited liability company dated September 13, 2013 and recorded September 24, 2013 in Instrument No. 201309240100286, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: NAT-162092SSO

BILL GARRETT, Davidson County
Trans:T20160037336 DEEDWARR
Recvd: 05/05/16 09:33 2 pgs
Fees:13.00 Taxes:1905.50
20160505-0044416

unimproved ☐

This is improved ☒ property, known as 1717B 5th Avenue North, Nashville, TN 37208

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, has 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 our hands this 4th day of May, 2016.

Giordano Lo Regio aka Giordano L. Regio

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

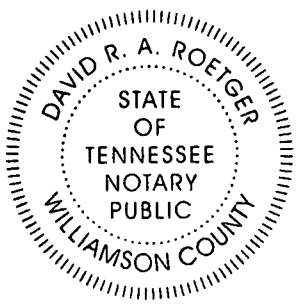
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Giordano Lo Regio, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2016.

Notary Public

My Commission Expires: 7-24-17

(SEAL)



File Number: NAT-162092SSO