Davidson County DEEDWARR
Recvd: 05/05/16 10:01 3 pgs
Fees:18.00 Taxes:1624.30
20160505-0044442

WARRANTY DEED



My Comm. Expires
April 24, 2019

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$439,000.00~~ 439,000.00

Affiant

Subscribed and sworn to me on May 4, 2016.

NOTARY PUBLIC

My Commission Expires: 4/24/2019

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29182SP

16754

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL #
Giordano Lo Regio 1503 A Shelby Avenue Nashville, TN 37206	New Penn Financial, LLC 4000 Chemical Rd Plymouth meeting, PA 19462	083-13-0L-001.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Howboutpickles, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Giordano Lo Regio, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, of the 1503 Shelby Townhomes as set forth in the Declaration of Covenants, Conditions and Restrictions for 1503 Shelby Townhomes, a Horizontal Property Regime with Private Elements, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20140403-0036210 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "B" of said Declaration.

Being a part of the same property conveyed to Howboutpickles, LLC, a Tennessee Limited Liability Company by Warranty Deed from Martha L. Garland and husband John T. Garland, of record as Instrument No. 20140117-0005016, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on plan of record as Exhibit "B" of Instrument No. 20140430-0036210, Register's Office for Davidson County, Tennessee.
3. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for the 1503 Shelby Townhomes, a Horizontal Property Regime with Private Elements, a form of ownership and use in the manner provided

under the provisions of Tennessee Cod Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20140619-0036210, in the Register's Office for Davidson County, Tennessee, and to which referenced is hereby made as if copies verbatim.

4. Subject to the provisions of the Lockeland Springs Ease End Neighborhood Conversation Overlay District as Metro Clerk's Office for said County, together with any and all restrictions imposed by the Metropolitan Historic Zoning Commissions, not of record.

This property is also known as improved property located at 1503 A Shelby Avenue, Nashville, TN 37206.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 4th day of May, 2016.

Howboutpickles, LLC, a Tennessee Limited Liability Company

BY: Wm F Snyder MEMBER
William F. Snyder, Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 4, 2016, Before me, the undersigned, a Notary Public of said County and State, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of Howboutpickles, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and official seal on May 4, 2016.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith