File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160056067 DEEDWARR
Recvd: 06/30/16 14:42 2 pgs
Fees:13.00 Taxes:1230.25
20160630-0067150

P-FC-16-5237-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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)
William Alexander Mazzoni and Amanda Leigh Winslow	FIRST AMERICAN MORTGAGE SOLUTIONS	
(NAME)	(NAME)	
5237 Timber Gap Drive	1500 SOLANA BLVD. BLDING 6 SUITE 6200	**155-16-0A-062.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	WESTLAKE, TX 76262	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LORETTA GIBBENS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM ALEXANDER MAZZONI AND AMANDA LEIGH WINSLOW, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 75 on the Plan of Traceside, Section Two of record in Plat Book 7900, Page 705 and Book 7900, Page(s) 980 and 981 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 Loretta Gibbens by Quitclaim deed from Albert Gibbens of record in Instrument No. 20041020-126486 Register's Office for Davidson County, Tennessee, dated October 07, 2004 and recorded on October 20, 2004.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 421, Page 135, Book 7900, Page 705 and Book 7900, Pages 980 and 981;
- Covenants, Conditions and Restrictions of record in Book 9236, Page 504, as amended in Book 9435, Page 493, Book 9677, Page 675, Book 9236, Page 504 and Instrument Nos. 20020111-0004996 and 20020116-0006610;
- HOA By-Laws of record in Book 9668, Page 899;
- Easement of record in Book 10053, Page 235;
- Easement for sewer line of record in Book 11564, Page 887;
- Charter of record in Book 9668, Page 894;
- Quitclaim Deed for Open Space of record in Instrument Nos. 20000329-0031450 and 20000329-0031454;
- Easements of record in Book 3533, Page 299, Book 5607, Page 882, Book 225, Page 845, Book 912, Page 481, and Book 751, Page 401;
- Letter of record appearing of record in Instrument No. 20001114-00011267;
- Landscape agreement of record in Book 10355, Page 859;
- Restrictions of record in Instrument No. 20040630-0077706, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5237 Timber Gap Drive , Nashville, Tennessee 37221**.

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.

Witness my/our hand(s) this the 28th DAY OF JUNE, 2016.

x _____
Loretta Gibbens

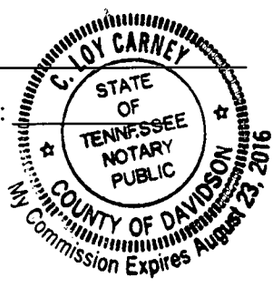
x _____
Alfred M. Gibbens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORETTA GIBBENS and ALFRED M. GIBBENS, 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 28th of June, 2016.

_____
Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212