THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109633** BILL GARRETT, Davidson County Trans:T20160105300 DEEDWARR Recvd: 11/30/16 11:08 2 pgs Fees:13.00 Taxes:555.00 20161130-0125606	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me, this 28th day of November, 2016. Notary Public My Commission Expires: 5-8-18 ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Julie Grower 2120 LEBANON PIKE #44 Nashville TN 37210-2439	Send Tax Bills To: Bank of Tennessee 301 E. Center Street Kingsport, TN 37660	Tax Information: Tax Parcel ID No. 095050B07000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven Difazio and Brandon Difazio, tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie Grower, married woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 44 on the Plan of Easthaven Townhomes of record as Declaration of Covenants, Conditions and Restrictions establishing Easthaven Townhomes, a Planned Unit Development, in Instrument No. 20010806-0083543, as amended in Instrument No. 20030425-0055753, in the Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Amy L. Williams, unmarried to Brandon Difazio and Steven Difazio, Tenants in Common as recorded on the 7th day of October, 2015 in Instrument No. 20151007-0102354 and Warranty Deed from R. J. York Homes, LLC, a Limited Liability Company to Amy L. Wiliams, Unmarried as recorded on the 23rd day of February, 2004 in Instrument No. 20040223-0020339, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010806-0083543, as amended at Instrument Nos. 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570.

Charter recorded at Instrument No. 20010806-0083542, as amended at Instrument No. 20020709-0082356.

Easement recorded in Instrument No. 20031007-0147962.

Deed of Conveyance to Easthaven Townhomes Owner's Association, Inc. by Quit Claim Deed recorded at Instrument No. 20020709-0082358, as corrected at Instrument No. 20020710-0083021. Agreement for Dedication of Easement as set forth in instrument recorded in Instrument No. 20040319-0031672.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010628-0068559.

This is improved property located at 2120 LEBANON PIKE #44 Nashville TN 37210-2439

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of November, 2016.

Steven Difazio

By: _____, Attorney in fact
Steven Difazio
By: Justin Day, Attorney in Fact

Brandon Difazio

By: _____, Attorney in Fact
Brandon Difazio
By: Justin Day, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin Day, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Brandon Difazio and Steven Difazio, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of November 2016.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018