PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE TN 37203

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 100
Brentwood, TN 37027
16-2164

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00

Affiant

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of December, 2016

Notary Public
Commission Expires: 1-6-20

BILL GARRETT, Davidson County
Trans:T20160112449 DEEDWARR
Recvd: 12/21/16 12:33 2 pgs
Fees:13.00 Taxes:1213.60
20161221-0134144

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Francis E. Mondelli, Jr<br>8176 Londonberry Rd<br>Nashville, TN 37221-4652 | New Owner | 141-15-0D-145.00-CO |

# WARRANTY DEED

FOR AND IN 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, I/WE,

**James Breslin and wife, Nancy Ann Breslin**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Francis E. Mondelli, Jr and Stephanie Stamps Mondelli, 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. 145 on the Plan of Phase III-C "Sheffield" The Harpeth of record in Plat Book 7900, Page 591, 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 James Breslin and wife, Nancy A. Breslin by Warranty deed from Phillips Builders, Inc. of record in Book 9428, page 540, Register's Office for Davidson County, Tennessee, dated July 29, 1994 and recorded on August 04, 1994.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8176 Londonberry Rd, Nashville, TN 37221-4652.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of December, 2016.

James Breslin

JB
Nancy Ann Breslin by James Breslin, as Attorney in Fact

Nancy Ann Breslin by James Breslin, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Breslin** 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 at Brentwood, Tennessee this 15th day of December, 2016.

Notary Public
My Commission Expires: 1-13-20

CHRIS MULE' NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 15th day of December, before me personally appeared James Breslin to me known to be the person who executed the foregoing instrument on behalf of Nancy Ann Breslin, as Attorney in Fact, and who acknowledged that he executed the same as their free act and deed of said Nancy Ann Brenslin.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of December, 2016.

Notary Public

Commission Expires: 1-13-20

CHRIS MULE' NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY