WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$409,000.00.** Elta Mariani Affiant Subscribed and sworn to before me, this the 30th day of December, 2016. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170000590 DEEDWARR
Recvd: 01/04/17 09:20 2 pgs
Fees:13.00 Taxes:1513.30
20170104-0000666

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Elta Mariani **Anthony Breen**	**F&M Bank**	**Map 104-13-0-B Parcel 086.00co**
401 Bowling Avenue #94	**50 Franklin Street**	
Nashville, TN 37205	**Clarksville, TN 37040**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ian S. White and Jordana Rothstein nka Jordana White, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elta Mariani and Anthony Breen, wife and husband

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 Unit 86, (a/k/a Unit 94) on the Site Plan of Richmeade Place, Section Six, a Planned Unit Development, as of record in Book 5210, Page 357, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ian S. White and wife, Jordana Rothstein, by Deed dated May 29, 2007 from Gayle C. Howard, unmarried, of record in Instrument No. 20070604-0065781, and corrected by Scrivener's Affidavit of record in Instrument No. 20070917-0110898, Register's Office for Davidson County, Tennessee. The said Jordana Rothstein is now known as Jordana White.

This instrument is being executed on behalf of Ian S. White and Jordana Rothstein nka Jordana White, pursuant to a Power of Attorney executed by same on the 3rd day of November, 2016, of record in Instrument No. 20161227-0135550, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5210, Page 357, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Richmeade Place, of record in Book 4941, Page 637, and as amended in Book 5036, Page 338, and supplementals in Book 5019, Page 946, Book 5039, Page 256, Book 5094, Page 473, Book 5238, Page 385, Book 5408, Page 210, and in Book 5733, Page 628, Register's Office for Davidson County, Tennessee. (3) By-Laws of Richmeade Place Homeowners' Association, Inc. of record in Book 4941, Page 689, and as amended in Book 5213, Page 945, Register's Office for Davidson County, Tennessee. (4) Charter of Richmond Place Homeowners' Association, Inc. of record in Book 4942, Page 633, Register's Office for Davidson County, Tennessee. (5) Conveyance of common area to Richmeade Place Homeowners' Association, Inc. of record in Book 5778, Page 448, said Register's Office. (6) All matters shown on the Boundary Plat of record in Plat Book 4675, Page 160, said Register's Office. (7) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140328-0025605, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **401 Bowling Avenue #94, Nashville, TN 37205**

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 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 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 **30th** day of **December, 2016.**

Ian S. White by Houston Howell, attorney-in-fact

Ian S. White by Houston Howell, Attorney-in-Fact

Jordana Rothstein nka Jordana White by Houston Howell, attorney-in-fact

Jordana Rothstein nka Jordana White, by Houston Howell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **30th** day of **December, 2016**, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Houston Howell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Ian S. White and Jordana Rothstein nka Jordana White,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Ian S. White and Jordana Rothstein nka Jordana White,** for the purpose therein contained, by signing the name of **Ian S. White and Jordana Rothstein nka Jordana White,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **December, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17