# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170003062 DEEDWARR
Recvd: 01/12/17 08:38 3 pgs
Fees: 18.00 Taxes: 643.80
20170112-0003443

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Michael King | New Owner | 161 16 0A 016 |
| (NAME) | (NAME) | |
| 131 Shadow Glen Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Seventy-Four Thousand And No/100 Dollars ($174,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Garrett Nello DiCorpo and Tanna DiCorpo*, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Michael King, umarried,** hereinafter called the Grantee, his 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 No. 16 together with the appurtenant interest in the common elements of The Townhomes of Shadow Glen, a horizontal property regime with Private Elements established by Declaration of Covenants Conditions and Restrictions of record in Instrument No. 200403150029248; corrected in Instrument No. 20040317-0030572; and amended in Instrument No. 200407130083179, corrected in Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707, with 2nd Amendment of record in Instrument No. 20041021-0126776, rerecorded in Instrument No. 200410250128065, and further amended in Instrument No. 20050520-0056887, said Register's Office. Said No. 16 depicted on the Condominium Site Plat attached as Exhibit "A" to the correction of record in Instrument No. 20040720-0086707.

Being tthe same property conveyed to Garrett Nello Dicorpo, an unmarried man by Warranty Deed from David Cranston, unmarried dated December 28, 2015 and recorded February 23, 2016 as Instrument No. 20160223-0017213, in said Register's Office for Davidson County, Tennessee.

*Tanna DiCorpo joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, she may have in and to the said property by virtue of marriage to Garrett Nello Dicorpo.

File Number: FRN-168169SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 131 Shadow Glen Drive, Nashville, TN 37211

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 our hands this 10th day of January, 2017.

Garrett Nello DiCorpo

Tanna DiCorpo by Garrett Nello Dicorpo, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, Dawn D. Chase, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Garrett Nello DiCorpo, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th day of January, 2017.

Notary Public

My Commission Expires: March 6, 2018

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

File Number: FRN-168169SSO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Garrett Nello DiCorpo, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tanna DiCorpo, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20170112-0003492 Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Tanna DiCorpo under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 10th day of January, 2017.

Notary Public

My Commission Expires:
3/6/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

File Number: FRN-168169SSO