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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161210362** BILL GARRETT, Davidson County Trans:T20170007262 DEEDWARR Recvd: 01/25/17 13:46 2 pgs Fees:13.00 Taxes:1646.50 20170125-0008203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $445,000.00. Affiant Subscribed and sworn to before me, this 23rd day of January, 2017. Notary Public My Commission Expires: 5/8/18 NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Diana Sandoval 1726 Green Hills Drive Nashville TN 37215	~~New Owner~~ Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Cr Birmingham, AL 35244	Tax Parcel ID No. 131-03-0K-001.00 CO

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, **Mary Margaret Marchetti and Cole Bourland. Wife and husband** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Diana V. Sandoval, unmarried woman** ("Grantee"), her 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 "A" on the plan of Green Hills Drive Townhomes, as set forth the in the Declaration of Covenants, Conditions and Restrictions for Green Hills Drive Townhomes of record in Instrument No. 20130625-0065146, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to MARY MARGARET MARCHETTI and L. GINO MARCHETTI JR., by deed from KATHRINE A. THOMASON, unmarried, of record in Instrument No. 20100513-0036851, dated May 11, 2010, said Register's Office. Corrected by Scrivener's Affidavit of record in Instrument No. 20130211-0013906, said Register's Office.

MARY MARGARET MARCHETTI, L. GINO MARCHETTI, JR. AND LORETTA P. WATTS, AS DEVELOPERS OF GREEN HILLS DRIVE TOWNHOMES, conveyed their interest in the subject property to MARY MARGARET MARCHETTI, unmarried and L. GINO MARCHETTI, JR., married, as Tenants in Common, by deed of record in Instrument No. 20130625-0065148, dated June 21, 2013, said Register's Office.

MARY MARGARET MARCHETTI ALSO KNOWN AS MARY M. MARCHETTI, unmarried and L. GINO MARCHETTI, JR., a married man conveyed their interest in the subject property to MARY M. MARCHETTI, unmarried and COLE BOURLAND, unmarried, as Tenants in Common, by quitclaim deed of record in Instrument No. 20130708-0070476, dated June 28, 2013, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 131-03-0K-001.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20130625-0065146, said Register's Office.

Matters shown on the Plan of record in Plat Book 547, page 139, said Register's Office.

This is improved property located at 1726 Green Hills Drive Nashville TN 37215

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 23rd day of January, 2017.

Mary Margaret Marchetti

Cole Bourland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Margaret Marchetti and Cole Bourland, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2017.

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

My Commission Expires: _____