THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170311333** BILL GARRETT, Davidson County Trans:T20170045204 DEEDWARR Recvd: 05/26/17 14:45 2 pgs Fees:13.00 Taxes:1128.50 20170526-0052902	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Heather Piper Affiant Subscribed and sworn to before me, this 22nd day of May, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Ulia Loschiavo and Brian Loschiavo 4324 Barnes Cove Drive Nashville TN 37211	Send Tax Bills To: New Owner 1163 Pin Oak Circle Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 173-09-0A-791.00 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, **Heather Piper, married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ulia Loschiavo and Brian Loschiavo, wife and husband**, ("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 Lot(s) 760, as shown on the map entitled Section Two, Phase Eight of Lenox Village, of record as Instrument No. 20070413-0044640, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HEATHER COKE and JOHN COKE, wife and husband, by deed from REGENT HOMES, LLC, of record as Instrument No. 20080926-0097944, dated September 22, 2008, said Register's Office. Being further conveyed to HEATHER PIPER by deed from JOHN COKE of record as Instrument No. 20100917-0074290, dated August 18, 2010, said Register's Office.

Jamey DiDomenico joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

Heather Piper and Heather DiDomenico are one in the same.

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. 173-09-0A-791.00 CO.

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

Matters shown on the Plan of record as Instrument No. 20070413-0044640, said Register's Office.

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 as Instrument No. 20020315-0032826, amended in Instrument No. 20021226-015845 8 and Instrument No. 20060321-003238 3, said Register's Office.

Easements and Assessments as set out in Declaration of Restrictions of record as Instrument No. 20020315-0032826, amended in Instrument No. 20021226-015845 8 and Instrument No. 20060321-003238 3, said Register's Office.

Storm Water easement of record in Instrument No. 20051213-0149579, said Register's Office.

Master Deed Restrictions of record as Instrument Nos. 20020315-0032825, 20021226-0158459 and 20060321-0032382, said Register's Office.

Sewer easements to Metropolitan Government of Nashville of record in Instrument Nos. 20010918-0100852, 20010918-0100851, 20010918-0100850 and 20010918-0100849, said Register's Office.

This is improved property located at 4324 Barnes Cove Drive Nashville TN 37211

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 22nd day of May, 2017.

Heather Piper

Jamey DiDomenico

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Heather Piper and Jamey DiDomenico, 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 22nd day of May, 2017.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018