BILL GARRETT, Davidson County
Trans:T20170047288 DEEDWARR
Recvd: 06/05/17 09:09 2 pgs
Fees:13.00 Taxes:660.45

20170605-0055572

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0784

STATE OF Georgia
COUNTY OF DeKalb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

YOGINI PATEL
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires March 16, 2021

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of May, 2017

Notary Public
Commission Expires: 3-16-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jennifer E. Gemignani 3207 Harpeth Springs Drive Nashville, TN 37221	new owners	141-06-0D-190.00-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,

Lori Cox, an unmarried woman

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

Jennifer E. Gemignani and Christopher P. Gemignani, 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 No. 190 on the Plan of Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, 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 Lori Cox, an unmarried woman by Warranty deed from Beazer Homes Corp., ABA Phillips Builders, a Tennessee corporation of record in Instrument No. 20031014-0152495 Register's Office for Davidson County, Tennessee, dated September 26, 2003 and recorded on October 14, 2003.

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: 3207 Harpeth Springs Drive, Nashville, TN 37221.

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.

RG

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 30th DAY OF MAY, 2017.

Lori Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORI COX, the within named bargainor, 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, this the 30th of May, 2017.

Notary Public YOGINI PATEL
My Commission Expires: 3-16-2021
(SEAL)

YOGINI PATEL
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires March 16, 2021