Bill Garrett Davidson County
Batch# 69101 DEEDWARR
03/14/2018 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,583.23
20180314-0024219

WARRANTY DEED

TANLEY-H18174

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF March, 2018.

Notary Public

(Affix Seal)

My Commission Expires: 7/2/18

MARTHA BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#
Rick C. Tanley and Joyce Tanley, joint tenants with right of survivorship	~~BANK OF AMERICA, N.A.~~ New Owner	064.03-0A-031.00 CO
216 Hidden Court		
Old Hickory, TN 37138		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, TONY F. ZAPPIA AND WIFE, SUMMER A. ZAPPIA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RICK C. TANLEY AND JOYCE TANLEY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 14 on the Plan of Phase Two-A Brandywine Pointe, as shown by plat of record in Plat Book 7900, Page 350-351, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed toTony F. Zappia and Summer A. Zappia, by deed of record from DeMonty Marshall and Rebekah Marshall, husband and wife, recorded on 10/10/2017, as Instrument # 20171010-0103680, in the Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 216 Hidden Court, Old Hickory, Tennessee 37138 .

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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 12th day of March, 2018 :

Tony F. Zappia

Summer A. Zappia

STATE OF NC

COUNTY OF WAKE

Personally appeared before me, Richard Myrtle, a Notary Public in and for said County and State, the within named TONY F. ZAPPIA AND WIFE, SUMMER A. ZAPPIA, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Cary, NC, this 12th day of March, 2018.

Richard Myrtle
Notary Public

My Commission Expires: 2/20/2023

RICHARD MYRTLE NOTARY PUBLIC WAKE COUNTY, N.C. My Commission Expires 02/20/2023

True Copy Certification

I, MARTHA BROWN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY