WARRANTY DEED

Bill Garrett Davidson County
Batch# 70451 DEEDWARR
03/19/2018 10:10:14 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20180319-0025473

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2018.

Regina E. Harris
Notary Public

MY COMMISSION EXPIRES: 03/10/2019
(AFFIX SEAL)

REGINA E. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-10-2019

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Maria C. Tassart	Reliant Bank	12002004600
(NAME)	(NAME)	Return to:
1331 Kermit Dr.	105 Continental Place	BridgeTrust Title
(ADDRESS)	(ADDRESS) # 300	4400 Harding Pike #400
Nashville, TN 37217	Brentwood, TN 37027	Nashville, TN 37205
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	CS1871337

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We Joseph A. Giampapa, unmarried, joined by Mary Anne Giampapa, unmarried, who has claimed an interest in the subject property under Notice of Lien Lis Pendens, Case Number 16-0668-II, and pursuant to Agreed Order of Sale and Distribution of Proceeds in the Chancery Court for Davidson County, Tennessee, Case No. 16-0668-II, recorded in Instrument No. 20180309-0022712, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maria C. Tassart,** married, 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:

Being Lot Number 233 on the plan of Miro Meadows, as of record in Plat Book 1424, Pages 94 and 95, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph A. Giampapa, from The Bank of New York, acting solely in its capacity as Trust for EQCC Trust 2001-1F, by Special Warranty Deed dated October 14, 2004, of record in Instrument Number 20041210-0147212, in the Register's Office of Davidson County, Tennessee.

See Decree for Redemption of record in Instrument Number 20100115-0003754, in the Register's Office of Davidson County, Tennessee.

See also Agreed Order of Sale and Distribution of Proceeds in the Chancery Court for Davidson County, Tennessee, Case No. 16-0668-II.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1331 Kermit Dr., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hands this 15th day of March, 2018.

Joseph A. Giampapa

Mary Anne Giampapa

State of Tennessee
County of Davidson

Personally appeared before me the undersigned authority, a Notary Public in and for the said State and County aforesaid, Joseph A. Giampapa, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and official seal at office this 15th day of March, 2018.

Notary Public
My Commission Expires: _____

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

State of Tennessee
County of Davidson

Personally appeared before me the undersigned authority, a Notary Public in and for the said State and County aforesaid, Mary Anne Giampapa, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for purposes therein contained.

WITNESS my hand and official seal at office this 15th day of March, 2018.

Notary Public
My Commission Expires: _____

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018