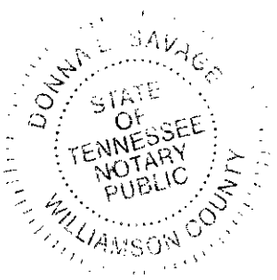
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 12-01-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda Ryan	Linda Ryan	187-05-0-A-136.00
(NAME) 3311 Esk Alley	(NAME) P. O. Box 6577 ~~3311 Esk Alley~~	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Carol Stream, IL 60197 ~~Nolensville, TN 37135~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Edward Giannotti Jr., unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda Ryan, a single woman**, HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 136, as shown on the plan of Burkitt Springs, Phase Two, of record as Instrument No. 20150205-0011089, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward Giannotti, Jr. and wife, Barbara K. Giannotti, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated January 8, 2016, of record in Instrument No. 20160112-0003267, Register's Office for Davidson County, Tennessee. Barbara K. Giannotti having since died leaving Edward Giannotti, Jr. as the surviving tenant.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Instrument No. 20150205-0011089; Restrictions of record in Instrument No. 20140110-0002949 and Instrument No. 20150908-0091208; Declaration of restrictive covenants for stormwater facilities and systems of record in Instrument No. 20130514-0048379, and matters shown on Instrument No. 20121231-0120692, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☐ property, known as 3311 Esk Alley, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 124071 **DEEDWARR**
08/02/2018 12:13:00 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20180802-0075835

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 this 31st day of July, 2018

Edward Giannotti Jr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Edward Giannotti Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 31st day of July, 2018.

Notary Public
My Commission Expires: 6/12/21

File No.: 27949

VALERIE L KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-12-2021