Warranty Deed

Karen Johnson Davidson County Batch# 242755 DEEDWARR 06/13/2019 10:05:00 AM 2 pgs Fees: $13.00 Taxes: $758.50 20190613-0056807	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $205,000.00 Affiant Subscribed and sworn to before me, this the 11th day of June, 2019. Notary Public My commission expires:

MARY BARTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jonathan N. Morciglio	Navy Federal Credit Union	052-13-0B-028.00-CO
2524 Sonar Street	820 Follin Lane	
Nashville, TN 37214	Vienna, VA 22180	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GIA M. MARINO, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN N. MORCIGLIO**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 75, Phase II-B River Glen Condominiums of record in Plat Book 6900, page 819, amends Plat Book 6900, page 650, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to William David Chambliss and wife, Rosemary Ann Chambliss by Warranty deed from Fox Ridge Homes, Inc. of record in Book 8104, page 129, Register's Office for Davidson County, Tennessee, dated April 30,1990 and recorded on May 07,1990.

Being the same property conveyed to Rosemary Ann Simmons (Chambliss) Koumoullou by Quitclaim deed from William David Chambliss of record in Instrument No. 20080730-0077829 Register's Office for Davidson County, Tennessee, dated April 02, 2008 and recorded on July 30, 2008.

Being the same property conveyed to Jerry T. Hilands, an unmarried man and Alexandra McKee, an unmarried woman, as tenants in common with rights of survivorship by Warranty deed from Rosemary Ann Simmons Chambliss Koumoullou, married of record in Instrument No. 20170531-0053840 Register's Office for Davidson County, Tennessee, dated May 26, 2017 and recorded on May 31, 2017 and Scriveners Affidavit recorded on July 07, 2017, of record in Instrument No. 20170707-0068526.

Being the same property conveyed to Gia M. Marino, an unmarried woman by Warranty deed from Jerry T. Hilands, an unmarried man, and Alexandra McKee, an unmarried woman of record in Instrument No. 20180604-0053282 Register's Office for Davidson County, Tennessee, dated May 29, 2018 and recorded on June 04, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2524 Sonar Street, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of June, 2019.

Gia M. Marino

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gia M. Marino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of June, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021