Karen Johnson Davidson County
Batch# 295823 DEEDWARR
10/03/2019 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,735.30
20191003-0101367

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,000.00

(Affiant)

Sworn to and subscribed before me this 3rd day of October, 2019.

Notary Public

My commission expires: 2-21-22

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Anthony James Cipriana and Laurel Cipriani (NAME)	**Anthony James Cipriana and Laurel Cipriani** (NAME)	**128-16-0B-032.00-C**
(ADDRESS) 444 Summit Oaks Dr Nashville, TN 37221	(ADDRESS)	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Monica Miller**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Laurel Cipriani and Anthony Cipriani, wife and husband**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 32 on the Plan of Phase Two, Summit Oaks, a Planned Unit Development of record in Plat at Instrument Number 20040112—0004661, 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 Monica Miller by Deed dated May 26, 2018 from Keith Moore and Elizabeth Moore, recorded June 11, 2018, in Instrument Number 20180611-0055613, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Subject to the Water Line Easement granted to Harpeth Valley Utility Districtof record in Book 7542, Page 241, in the Register's Office of Davidson County, Tennessee.

2. Subject to the Agreement for dedication of public utility easements to Harpeth Valley Utility District of record as Instrument Nos. 20010925-0103587 and 20010925-0103588, in the Register's Office of Davidson County, Tennessee.

3. Subject to the Storm Water Detention Agreement of record as Instrument No. 20020103-0001057, in the Register's Office of Davidson County, Tennessee.

4. Subject to all items shown on the Charter of record as Instrument No. 20020131-0013598, in the Register's Office for Davidson County, Tennessee.

5. Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions, and Restrictions and By-Laws of record as Instrument No. 20020214-0019518 and made applicable in Instrument No. 20040116-0006770, each in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of October, 2019.

Monica Miller by
Erika Shuman, Attorney-In-Fact (SEAL)

Monica Miller by Erika Shuman, her
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of October, 2019, before me personally appeared Erika Shuman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact OF Monica Miller of and is authorized by Monica Miller to execute this instrument on behalf of Monica Miller.

Witness my hand, at office, this 3rd day of October, 2019.

Quindal Evans Segall
Notary Signature
My commission expires: July 6, 2020

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

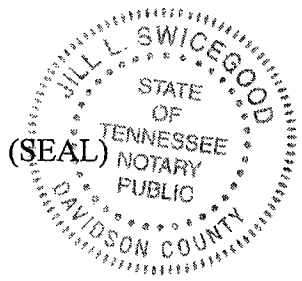
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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