WARRANTY DEED

Karen Johnson Davidson County
Batch# 868631 DEEDWARR
06/08/2022 10:43:48 AM 2 pgs
Fees: $13.00 Taxes: $3,326.30

20220608-0065495

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th Day June 2022 .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Prepared by:
~~Record and Return To:~~
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stefano Gianesella	New Owner	172-09-0A-027.00-CO
(NAME)	(NAME)	
204 Banbury Close		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/we **William E Conn and wife Linda R Conn,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stefano Gianesella and Selina Ann Gianesella, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 27 on the Third Revision of Section One, Banbury Crossing, a Planned Unit Development of record in Plat Book 9700, pages 536 and 537, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.
Being the same property conveyed to William E. Conn and wife, Linda R. Conn by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation, dated 05/26/1998 and recorded 06/03/1998, of record in Book 10959, Page 857, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters shown on the plat of record in Plat Book 9700, Pages 536 and 537, Covenants, conditions, easements and restrictions recorded in Book 10369, Page 48, and amended and or made applicable as Instrument 200510200126681, Charter of Banbury Crossing Homeowners Association, Inc of record in Book 11187, Page 575, Quitclaim Deed to Banbury Crossing Homeowners Association, Inc record in Instrument 201903290028382, By-laws of Banbury Crossing Homeowners Association, Inc record in Instrument 200206100070239, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and ~~(5) other matters~~ of public record.

unimproved ☐

This is improved ☐ 204 Banbury Close, Brentwood, TN 37027
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3 Day June 2022.

William E Conn

Linda R Conn

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E Conn and Linda R Conn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3 day June 2022.

Notary Public:
My Commission Expires: 1-18-2025

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

