WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$95,600.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title And Escrow, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan A. Mazarelli	**Fieldstone Mortgage Company**	**148-12 20**
(NAME)	(NAME)	
4706 Delia Drive	**11000 Broken Land Parkway, Suite 600**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Columbia, MD 21044**	
(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, WE, **Tina L. Rigoni-Devers**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan A. Mazarelli and Veronica Mazarelli, Husband and Wife** , 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 No. 22 on the Plan of Lori Heights, of record in Book 3106, Page 123, Register's Office for Davidson, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **Tina L. Rigoni, unmarried,** by deed from George Ferguson and wife, Loma K. Ferguson, of record in Book 8643, Page 523, Register's Office for **Davidson** County, Tennessee. Tina L. Rigoni is now known as Tina L. Rigoni Devers.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **4706 Delia Drive, Antioch, TN 37013**
(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.

Davidson County DEEDWARR
Recvd: 12/01/03 10:55 2 pgs
Fees:13.00 Taxes:353.72

20031201-0172364

Witness my/our hand(s) this 25th day of November, 2003.

Tina L. Rigoni-Devers

Tina L. Rigoni-Devers

State of Tennessee

County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Tina L. Rigoni-Devers the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 25 day of November, 2003.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN NOTARY Exp. 3/26/05 PUBLIC AT LARGE DAVIDSON COUNTY, TN