Davidson County DEEDWARR
Recvd: 03/29/05 13:01 2 pgs
Fees:13.00 Taxes:869.50

20050329-0033761

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:		SEND TAX BILLS TO:
Name	**Kevin Pellatiro**	Name
Address	**4056 Barnes Cove Drive**	Address
City/State/Zip	**Antioch, TN 37013**	City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00, Tiffany P. Harwell and Bryan Harwell, Wife and Husband,** have this day bargained and sold, and do hereby transfer and convey unto **Kevin Pellatiro and Shannon Pellatrio, Husband and Wife, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County,Tennessee, being Lot No. 15 on the Plan of Barnes Cove, Section One, of record in Instrument Number 20020409-0043258, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being all of the same property conveyed to Tiffany P. Harwell and Bryan Harwell, Wife and Husband, by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, as of record in Instrument Number 20040302-0023605, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: 173-9-O-B-15-CO

This is improved property known as: 4056 Barnes Cove Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **21st** day of **March, 2005.**

Tiffany P. Harwell

Bryan Harwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Jeffrey C. Horn**, a Notary Public in and for said County and State, **Tiffany P. Harwell and Bryan Harwell** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **21st** day of **March, 2005.**

Commission expires **January 26, 2008**

Notary Public

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires January 26, 2008

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value whichever is greater, for this transfer is **$235,000.00**

Affiant _____

Subscribed and sworn to before me, this the 21st day of March,2005.

My commission expires:
7/29/07

_____
Notary Public - Register

