THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27665-04-2008** **Record & Return To:** **Cumberland Title Company** **215 Centerview Drive, Suite #139** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $118,900.00. Affiant Subscribed and sworn to before me this 8th day of May, 2008. Notary Public My Commission Expires: June 20, 2011

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Stefanie Harris 304 Brittany Park Place Antioch, TN 37013	**Send Tax Bills To:** Bank of America 9000 Southside Blvd. Bld 700, Jacksonville FL. 32256	**Tax Information:** Map and Parcel No.: 162120A048.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charlene Renee Pirolo, (erroneously referred to as Charlene Rene Pirolo in Deed of record in Instrument No. 20060804-0095385) married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stefanie Harris** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 304 Brittany Park Place, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

John S. Pirolo joins in the execution of this instrument to convey any and all interest he may have in the subject property by virtue of his marriage to Charlene Renee Priolo.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of May, 2008.

Charlene Renee Pirolo

John S. Pirolo

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charlene Renee Pirolo and John S. Pirolo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2008.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

Davidson County	DEEDWARR
Recvd: 05/20/08 11:20	3 pgs
Fees:18.00 Taxes:439.93	
20080520-0051690	

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Brittany Park, Phase II, as of record in Plat Book 9700, page 796, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Charlene Rene Pirolo, married by deed dated July 31, 2006 from Glendo Grider, Jr. and wife, Laurel G. Grider of record in Instrument No. 20060804-0095385, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Brittany Park Subdivision, of record in Book 10016, page 870, amended in Book 11398, page 4, and in Instrument No. 20021025-0130771, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Brittany Park Subdivision Homeowners' Association of record in Book 11398, page 193, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Brittany Park Subdivision Homeowners' Association of record in Book 10016, page 900, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, page 796, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 998, Register's Office for Davidson County, Tennessee. (Boundary)
7. Easement for roadway of record in Book 8113, page 849, amended in Book 8128, page 92, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 7968, page 191, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 4202, page 787, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 8174, page 198, and in Book 9938, page 753, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle L Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: June 20, 2011