File No. 290600756

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090041614 DEEDWARR
Recvd: 06/22/09 15:27 2 pgs
Fees:13.00 Taxes:828.80
20090622-0058100

BONNIE J. CURRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-22-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Green	Mortgage Investors Group	181-10-0A-101.00-CO
(NAME)	(NAME)	
7280 Autumn Crossing Way	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Knoxville, TN 37923	
(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, We, Mark E. Bacigalupo and wife, Karen Bacigalupo, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Kimberly Green and Jeff Green, wife and husband, hereinafter called the grantee(s), 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. 358 on the FINAL PLAT, PHASE THREE, AUTUMN OAKS SUBDIVISION, as shown by plat of record in Instrument No. 20031029-0159380 **(Erroneously referenced as Instrument No. 20031029-0159350 on prior deed)**, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark E. Bacigalupo and wife, Karen Bacigalupo by Warranty Deed dated October 29, 2004, from Corinthian Custom Homes, Inc. and filed for record on November 3, 2004, in Instrument No. 20041103-0132280, Register's Office for said County.

This conveyance is subject to: (1) Subject to all matters as set forth on the plat of record in Instrument No. 20031029-0159380; (2) Subject to all matters as set forth on the Boundary plat of record in Book 6900, Page 786; (3) Right - of - Way Easement as shown of record in Book 2245, Page 271; (4) Right-of-Way Easement to Columbia Gulf Transmission Company as shown of record in Book 4240, Page 667 and Book 6968, Page 25; (5) Storm Water Detention Agreement as shown of record in Book 7760, Page 970 and Instrument No. 20030110-0004645; (6) Sanitary Sewer Easement as shown of record in Book 9343, Pages 196 & 199; (7) Utility Easement as shown of record in Instrument No. 20020826-0103047 and Instrument No. 20020918-0113710; (8) Landscape Easement as shown of record in Instrument No. 20030122-0009191; (9) Charter of Homeowner's Association as shown of record in Instrument No. 20010912-0099442; (10) Subject to Homeowner's Association Dues; and (11) Taxes for the year 2009 and subsequent years, a lien, not yet due and payable.

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 ☒ property, known as 7280 Autumn Crossing Way, 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), Her heirs and 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), Her 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.

Witness my/our hands this 18th day of June, 2009.

Mark E. Bacigalupo

Karen Bacigalupo

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mark E. Bacigalupo and wife, Karen Bacigalupo 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 at office this 18th day of June, 2009.

Commission expires: July 14, 2011

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

File Number: 290600756

RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027