FOR RECORDING PURPOSES

File No. 10522 File Box

BILL GARRETT, Davidson County
Trans:T20100072914 DEEDWARR
Recvd: 11/17/10 11:42 3 pgs
Fees:18.00 Taxes:592.00
20101117-0092018

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANACTION IS $ 160,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: November 15, 2010

NOTARY PUBLIC

COMMISSION EXPIRES: 12-06-2011

THIS INSTRUMENT PREPARED BY: NAME: Thomas P. Lievois, Esq. 7740 Foster Road Clarkston, Michigan 48346		RETURN TO AFTER RECORDING: Bridgehouse Title 342 Cool Springs Blvd., Ste 202 Franklin, TN 37067
ADDRESS NEW OWNERS(S) AS FOLLOWS: Ferdinanda Pagliacci 1805 Quails Nest Court Antioch, TN 37013	SEND TAX BILLS TO: Synovus Mortgage Corp. 2204 Lakeshore Drive Suite 325 Birmingham, AL 35209	MAP-PARCEL NUMBER: 150-12-0-A-177.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Karen E. Hawkins, an unmarried person

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Ferdinanda Pagliacci, an unmarried woman

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:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

THIS IS (x)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

1805 Quails Nest Court, Antioch, Tennessee 37013

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), their 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: **January 29, 2010**

Karen E. Hawkins

Karen E. Hawkins

X

(Individual Notary Acknowledgement)

STATE OF ~~Tennessee~~ MI

COUNTY OF ~~Davidson~~ Oakland

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared

Karen E. Hawkins, an unmarried person

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at **Oakland, Michigan**

on this 29th day of Jan, 20 10.

X Serafina A. Damico

Notary Public

SERAFINA A. DAMICO
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires March 26, 2014
Acting in the County of Oakland

SEAL

My Commission Expires:

3-26-2014

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Kensal Green, North, of record in Book 7900, page 951, Register's Office for Davison County, Tennessee, reference to which is hereby made for a complete and accurate description.

Being the same property conveyed to Karen E. Hawkins, an unmarried person, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, dated April 25, 1997, as of record in Book 10433, page 382, Register's Office for Davison County, Tennessee.

BEING the same premises which Beazer Homes Corp., DBA Phillips Builders by Deed dated 4/25/1997 and recorded 4/29/1997 in Davidson County, Tennessee in Deed Book Volume 10433 , Page 382 or Instrument No.