**WARRANTY DEED** 17216

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$65,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF MAY, 2011.**

Notary Public

MY COMMISSION EXPIRES: 9-19-2011

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Loyd Joseph Livaudais III** | USAA Federal Savings Bank | **148-12-0 002.00** |
| (NAME) **4706 Delia Drive** | (NAME) 10750 McDermott Freeway | |
| (ADDRESS) **Antioch, TN 37013** | (ADDRESS) San Antonio, TX 78288 | |
| (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, **Jonathan A. Mazarelli and Veronica Mazarelli, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loyd Joseph Livaudais III, an unmarried man**, 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:

**Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Lori Heights, of record in Plat Book 3106, Page 123, Register's Office for said County, to which reference is made for a more complete description.**

**Being the same property conveyed to Jonathan A. Mazarelli and Veronica Mazarelli, husband and wife, by deed of record in Instrument 20031201-0172364, Register's Office for Davidson County, Tennessee.**

**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.

BILL GARRETT, Davidson County
Trans:T20110032421 DEEDWARR
Recvd: 06/01/11 11:09 2 pgs
Fees:13.00 Taxes:240.50

20110601-0041687

Witness my/our hand(s) this 27th day of May, 2011.

Jonathan A. Mazarelli

Veronica Mazarelli

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Jonathan A. Mazarelli and Veronica Mazarelli the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 27th day of May, 2011.

Commission expires:6/18/12

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return To:
CUMBERLAND TITLE COMPANY
695 President Place, Suite 202
Smyrna TN 37167