WARRANTY DEED

RETURN TO / PREPARED BY:
~~First~~ Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30334
(Davidson County File Box 9-B)

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$215,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2011.

Notary Public

My commission expires: _____
(AFFIX SEAL)

GEORGE E. MUDTER JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Adam Kettle **Sarah Catanzaro**	Franklin American Mortgage Company	**Map 155-08-0-C Parcel 150.00co**
1117 Deerhurst Ct.	501 Corporate Centre, #400	
Nashville, TN 37221	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joseph E. Roselli and Heather T. Roselli, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam Kettle and Sarah Catanzaro, both unmarried

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. 150 on the Plan of Poplar Creek Estates, Phase II, a Planned Unit Development, as of record in Book 6900, Pages 339 thru 347, and Amendment and Change of Survey Monumentation of record in Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph E. Roselli and Heather T. Roselli, husband and wife, by Deed dated February 9, 2002, from Julio R. Santiago and wife Glenda D. Santiago, of record in Instrument No. 20020617-0073072, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BILL GARRETT, Davidson County
Trans:T20110072785 DEEDWARR
Recvd: 11/17/11 12:36 2 pgs
Fees:13.00 Taxes:795.50
20111117-0090016

This is improved (__x__) Unimproved (____) property, known as **1117 Deerhurst Ct., Nashville, TN 37221**

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 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.

Witness my/our hand(s) this 11 day of **November, 2011.**

Joseph E. Roselli

Heather T. Roselli

STATE OF Washington)
COUNTY OF King)

Personally appeared before me, a Notary Public of said County and State, **Joseph E. Roselli and Heather T. Roselli,** the within named sellers, 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 Nashville, Tennessee~~, this 11th day of **November, 2011.**

Notary Public

My Commission Expires: 08/02/2013

HOON WON
NOTARY
Aug 2 2013
PUBLIC
STATE OF WASHINGTON