03

Realty Title

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: Test2-TN

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120001557 DEEDWARR
Recvd: 01/06/12 14:31 2 pgs
Fees:13.00 Taxes:510.60
20120106-0001764

(NO)
STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF ~~DAVIDSON~~ DUTCHESS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Dolores M. Boccio, Trustee
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2011.

NOTARY PUBLIC
NATACHA JOSEPH
Notary Public, State of New York
No. 4994420
Qualified in Orange County
Commission Expires April 6, 2014

My commission expires:

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia Jetton Morris et vir 1512 Joe Pyron Drive Madison, TN 37115	SWBC MORTGAGE CORP. ..r 9311 SAN PEDRO, #100 SAN ANTONIO, TX 78216	05313004500

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Eight Thousand and 00/100 Dollars ($138,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **ROSE CAPRIOLI, TRUSTEE OF THE CAPRIOLI FAMILY TRUST, DATED JUNE 25, 1996, BY AND THROUGH HER LAWFUL ATTORNEY-IN-FACT, DOLORES M. BOCCIO,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ALICIA JETTON MORRIS AND GRADY MORRIS, JR.** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Phase I, Kimbolton, of record in Book 6900, Pages 276, 277 &278, amended in Book 7577, Page 553, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Caprioli and wife, Rose Caprioli, by deed from Phillips Builders, Inc., dated march 17, 1989, recorded march 22, 1989 in Book 7798, Page 493, Register's Office for Davidson County, Tennessee. Joseph Caprioli and wife, Rose Caprioli conveyed subject property to Joseph Caprioli and Rose Caprioli, Co-Trustees under the Trust Agreement named The Caprioli Family Trust, dated June 25, 1996, by Quitclaim Deed dated august 19, 1996, recorded August 28, 1996 in Book 10169, Page 868, said Register's Office. Joseph Caprioli has since died. Andrea C. Boccio was appointed Trustee by amendment to said Trust Agreement which is attached to the Affidavit of Heirship of record in Instrument No. 20031125-0171358, said Register's Office. Also, see Quitclaim Deed of record in Instrument No. 20031125-0171359 and re-recorded in Instrument No. 20031215-0178672, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 1512 Jo Pyron Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2011 property taxes, which taxes are being prorated between the parties, and which taxes have been paid.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 30th day of December, 2011.

THE CAPRIOLI FAMILY TRUST, DATED JUNE 25, 1996

BY: Rose Caprioli By Dolores M. Boccio as Attorney-in-Fact
ROSE CAPRIOLI, TRUSTEE BY DOLORES M. BOCCIO, AS HER ATTORNEY-IN-FACT

STATE OF New York
COUNTY OF Dutchess

On this the 30th day of December, 2011, before me, appeared Dolores M. Boccio, Attorney-in-Fact for Rose Caprioli, Trustee of The Caprioli Family Trust, Dated June 25, 1996, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the Attorney-in-Fact for Rose Caprioli, who is Trustee of The Caprioli Family Trust, Dated June 25, 1996, and that said instrument was signed in behalf of said Trust, and said Dolores M. Boccio, as Attorney-in-Fact for Rose Caprioli, Trustee, acknowledged said instrument to be the free act and deed of said Trust.

Witness my hand at office this the day and year above written.

NATACHA JOSEPH
Notary Public, State of New York
No. 4994420
Qualified in Orange County
Commission Expires April 6, 2014

Notary Public

My commission expires: 04-06-2014