Record and return to:
Hallmark Title Company
3027 Highway 31 W
White House, TN 37188
615-672-4343

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***239,900.00.

Dena A. Falletta
Affiant

Subscribed and sworn to before me this 13th day of April, 2012.

Mitchell A Watts
Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20120027863 DEEDWARR
Recvd: 04/17/12 13:58 2 pgs
Fees:13.00 Taxes:887.63
20120417-0032771

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Patrick Lee Hamilton 8173 Londonberry Road Nashville, Tennessee 37221	First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129	MAP 141-15-0 D PARCEL 157.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Nine Thousand Nine Hundred and 00/100 Dollars ($***239,900.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Stanley Martucci, Jr., unmarried, and Dena A. Falletta, married, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Patrick Lee Hamilton and Kasey Kidd Hamilton, husband and wife, (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:

BEING Lot No. 157, Phase III-C, on the Final Plan of "Sheffield" on the Harpeth, a Planned Unit Development, as of record in Book 7900, page 591, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Stanley Martucci, Jr. and wife, Dena A. Martucci, by Warranty Deed dated June 30, 1994, from Phillips Builders, Inc. of record in Book 9398, page 78, in the Register's Office for Davidson County, Tennessee; the said Stanley Martucci, Jr. and Dena A. Martucci having since divorced; the said Dena A. Martucci having since married Vincent Falletta and is now known as Dena A. Falletta.

This is improved property known as 8173 Londonberry Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Final Plan of "Sheffield" on the Harpeth, a Planned Unit Development, of record in Book 7900, page 591, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 13th day of April, 2012.

Stanley Martucci, Jr.

Dena A. Falletta

By: _____
Cindy Crocker, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 13th day of April, 2012.

_____
Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Cindy Crocker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Stanley Martucci, Jr. and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Stanley Martucci, Jr.

Witness my hand and official seal this 13th day of April, 2012.

_____
Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY