G#23878-3
Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120029761 DEEDWARR
Recvd: 04/24/12 09:06 2 pgs
Fees:13.00 Taxes:2756.50
20120424-0034843

File Box #14A
File #12-1088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Denise Ann Battaglini, a single woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip J. Corwin and Jennifer Corwin, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 6, Elder Place Subdivision, as shown on Plat of record in Instrument Number 20030807-0112667 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Denise Ann Battaglini, a single woman, by deed dated August 22, 2008 from GMAC Global Relocation Services, LLC, of record as Instrument Number 20080903-0090123, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4121 Elder Place, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of April, 2012.

Denise Ann Battaglini

State of Florida)
County of Indian River)

On this 20th day of April, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Denise Ann Battaglini, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Carol K. Prezioso
Notary Public

My Commission Expires: 3/21/14

CAROL K. PREZIOSO
MY COMMISSION # DD 972125
EXPIRES: March 21, 2014
Bonded Thru Notary Public Underwriters

State of
County of

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 745,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of April, 2012.

Notary Public

My Commission Expires: 5/20/14

NEW OWNER:
Phillip Corwin
4121 Elder Place
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
"New Owner"

TAX MAP-PARCEL #:
116-12-J-6