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Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120038258 DEEDWARR
Recvd: 05/24/12 11:05 2 pgs
Fees:13.00 Taxes:1369.00
20120524-0045072

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Joann B Stevens
Affiant

Subscribed and sworn to before me, this 21st day of May, 2012.

Larry N. Westbrook
Notary Public
My commission expires: 4/6/13

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-1204-47837

Address of New Owner:	Send Tax Bills to:	Tax Information
Kirk G. Stonecipher 1457 Wexford Downs Lane Nashville TN 37211	PHH Home Loans dba Cartus Home Loans 1 Mortgage Way Mt. Laurel, NJ 08054	172-14-0-B 106.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kathleen Troccoli, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kirk G. Stonecipher and wife, Meredith K. Stonecipher, hereinafter called the Grantees, their successors 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. 106, on the Plan of Minor Revision, Winfield Park, a Planned Unit Development, Phase 2, Section 1, Revision 1, Lots 94-108, 110-121, 126-128 and 132-133 of record in Instrument No. 20080122-0006550 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathleen Troccoli by deed from Danco Property Investments, LLC, dated 7/2/02 and recorded 7/9/02 in Instrument No. 20020709-0082668, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1457 Wexford Downs Lane, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21st day of May, 2012.

Kathleen Troccoli

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathleen Troccoli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 21st day of May, 2012.

Notary Public
State of Tennessee at Large

My Commission expires

1/19/14

