BILL GARRETT, Davidson County
Trans:T20130004378 DEEDWARR
Recvd: 01/16/13 10:55 2 pgs
Fees:13.00 Taxes:418.10
20130116-0005163

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $113,000.00.

Linda Osborne
Affiant

Subscribed and sworn to before me, this 4th day of January, 2013.

JANICE L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public:
My Commission Expires: 5/4/15

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Katelyn Pascucci 324 Yorkshire Circle, Unit 306 Nashville, TN 37211	New American Mortgage 841 Seahawk Circle Virginia Beach, VA 32452	161110C01800C0

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, I/we, Brigitte M. Rugare, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Katelyn Pascucci,, an unmarried woman hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. C-306 on the Resubdivision of Lot I, Phase IV, Villages of Brentwood of record in Plat book 6900, Page 471, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property further conveyed to Brigitte M. Rugare by QuitClaim Deed from Brigitte M. Rugare (fka Brigitte M. Hodges) dated 3/4/08, recorded 3/11/08, recorded in Instrument No. 20080311-0024289, Office of the Register of Deeds of Davidson County, Tennessee. Previously being the same property conveyed to Brigitte M. Hodges by Warranty by Deed from Stephen Gregory Howell, unmarried, dated September 16, 1994, and recorded in Book 9470, Page 302, said Register's Office.

The property was never used a marital residence at any time or any period of time by the Grantor and her ex-spouse, Jerry Hodges.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 324 Yorkshire Circle, Unit 306, 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 4th day of January, 2013.

Brigitte M. Rugare by Robert Rugare, as Attorney in Fact

State of Tennessee)
County of Davidson)

Before me personally appeared Robert Rugare to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Brigitte M. Rugare as his Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said Brigitte M. Rugare.

Witness my hand and official seal, this 4th day of January, 2013.

Commission Expires: 5/4/15

JANIS L ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public:

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075