Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Stevick Jennifer Stevick 809 Bay Cove Court Nashville, TN 37221	New Owner	141-11-0-A-060.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Ashley Salisbury
Affiant

Subscribed and sworn to before me, this the 18th day of January, 2013.

Notary Public

My Commission Expires: 6/15/14
(Affix Seal)

CONNIE J. BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., Ste. ~~C~~
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20130008434 DEEDWARR
Recvd: 01/31/13 09:46 2 pgs
Fees: 13.00 Taxes: 832.50
20130131-0010006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Mark A. Ferrelli and wife, Tara Ferrelli, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Christopher Stevick and wife, Jennifer Stevick ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 160 OF ROLLING RIVER ESTATES, PHASE IV SUBDIVISION, OF RECORD IN PLAT BOOK 5200, PAGE 184 & 185, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT. SAID LOT NO. 160 FRONTS 32.52 FEET ON THE EASTERLY SIDE OF BAY COVE COURT AND EXTENDS BACK 175.2 FEET ON THE NORTHERLY LINE AND 232.61 FEET ON THE SOUTHERLY LINE TO A REAR LINE MEASURING 199.98 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MARK A. FERRELLI BY WARRANTY DEED FROM DONNA L. BLAIR, UNMARRIED, RECORDED ON THE 13TH DAY OF SEPTEMBER, 2002 IN INSTRUMENT NO. 20020913-0111958 AND BEING FURTHER CONVEYED TO MARK A. FERRELLI, BY QUIT CLAIM DEED FROM CHRISTY FARR FERRELI, DATED APRIL 21, 2008, OF RECORD IN INSTRUMENT NO. 20080425-0042575, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tara Ferrelli joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **809 Bay Cove Court, Nashville, TN 37221**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **18th** day of **January, 2013.**

GRANTOR(S)

Mark A. Ferrelli

Tara Ferrelli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mark A. Ferrelli and Tara Ferrelli** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **18th** day of **January, 2013.**

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013