This Instrument Prepared By:
Thomas I, Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square, 615-890-1161
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Michael Giurintano
8304 Ramstone Way
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
U.S. Bank National Association
4801 Frederica Street
Owensboro, KY 42301

MAP	**182-06**
GROUP	**A**
PARCEL	**270.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Shawn Robinson and Kala Robinson, husband and wife,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Michael Giurintano, a single man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 223**, on the Plan of **Old Hickory Hills Phase Two - Section Four**, as shown by plat and survey of record in Instrument #20041220-0151235, of record in the Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shawn Robinson and Kala Robinson, husband and wife, by Warranty Deed dated October 13, 2005, from Greenvale Construction, LLC, a Tennessee Limited Liability Company, appearing of record in Instrument #20051107-0134551, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **8304 Ramstone Way, Antioch, Tennessee 37013.**

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, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE 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, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130016643 DEEDWARR
Recvd: 02/28/13 12:20 2 pgs
Fees:13.00 Taxes:473.60
20130228-0020039

WITNESS OUR HANDS, this the **26th** day of **February, 2013.**

Shawn Robinson

Kala Robinson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Shawn Robinson and Kala Robinson, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of February, 2013.

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 6/19/2016

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $128,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of February, 2013.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 6/19/2016

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY