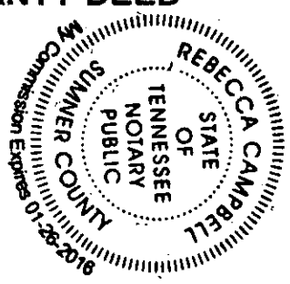
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Brenda Shelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2013.

Becca Campbell
Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lindsay A. Hackemann	Franklin American Mortgage	Parcel ID:
1236 Riverbrook Drive	501 Corporate Centre Dr.	097020A04200
Hermitage, TN 37076	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Brian Yagulli, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lindsay A. Hackemann , a single woman

hereinafter called the GRANTEES, their heirs 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. 42 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Brian Yagulli by deed from Beazer Homes Corp., of record in Instrument 20090930-0090573, dated September 25, 2009, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 200812090118828, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20080723-0075577; and (3) Easement of record in Instrument 200812090118828, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1236 Riverbrook Drive, Hermitage, TN 37076

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 and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 1st day of April, 2013.

Brian Yagulli

BILL GARRETT, Davidson County
Trans:T20130028544 DEEDWARR
Recvd: 04/08/13 15:10 2 pgs
Fees:13.00 Taxes:503.20

20130408-0034683

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Yagulli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of April 2013.

My Commission Expires: 12-8-2013

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gloria J. Fritz, Notary Public
Carnegie Boro, Allegheny County
My Commission Expires Dec. 8, 2013
Member, Pennsylvania Association of Notaries

