WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of May, 2013 Notary Public MY COMMISSION EXPIRES: 3/5/15 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130046424 DEEDWARR
Recvd: 06/04/13 12:01 2 pgs
Fees:13.00 Taxes:532.80
20130604-0056324

DEBRA PAULSSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Delrossi and Melissa J. Delrossi	Peoples Home Equity, Inc.	061 07 0 152.00
(NAME)	(NAME)	
813 Maplewood Place	2203 McKinley Road, Suite 130	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Johnson City, TN, 37604	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Michael J. Dunn and Danielle A. Dunn, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Melissa J. Delrossi and Thomas A. Delrossi, wife and husband**, 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. 5 of Block "C" on the Map of Broadmoor, of record in Book 547, pages 161 and 162, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Dunn and Danielle A. Dunn by Warranty Deed from Golow LLC dated May 16, 2007 of record in Instrument No. 20070516-0058764, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 813 Maplewood Place, Nashville, TN 37216

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, has 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 our hands this **23rd** day of **May, 2013**

Michael J. Dunn

Danielle A. Dunn

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Michael J. Dunn and Danielle A. Dunn**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **23rd** day of **May, 2013**

Notary Public

My commission expires: 3/15/15

DEBRA PAULSSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122