BILL GARRETT, Davidson County
Trans:T20130048257 DEEDWARR
Recvd: 06/10/13 13:36 2 pgs
Fees:13.00 Taxes:721.50
20130610-0058740

WARRANTY DEED

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-15-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Allen	Regions Bank d/b/a Regions	173-16-0A-078-00-CO
(NAME) 3664 Coles Branch Drive	(NAME) 2050 Parkway Office Cir. Mortgage	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Gary J. Visconti and Stephanie M. Visconti, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas M. Allen, unmarried,** hereinafter called the Grantee, hisr 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. 91 on the plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Instrument No. 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary J. Visconti and Stephanie M. Visconti, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated June 9, 2006 of record in Instrument No. 20060615-0071123, 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.

This is improved Xproperty, known as 3664 Coles Branch Drive, Antioch, TN 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 we do covenant with the said Grantee 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 Grantee, his 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 6th day of June, 2013.

Gary J. Visconti

Stephanie M. Visconti

STATE OF NEW JERSEY
COUNTY OF CAMDEN

Personally appeared before me, the undersigned authority, **Gary J. Visconti and Stephanie M. Visconti, husband and wife**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of June, 2013.

KEJOE BROWN-HULLEX COMM. EXP. NOTARY PUBLIC MAY 23, 2016 NEW JERSEY

Notary Public

My commission expires:

KEJOE BROWN-HULLEX
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 23, 2016
I.D.# 2408778

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01280-1402