BILL GARRETT, Davidson County
Trans:T20130082484 DEEDWARR
Recvd: 09/24/13 10:04 2 pgs
Fees:13.00 Taxes:1257.63
20130924-0100224

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN133505

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00.

Leeza Osborne
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2013.

JANE GRAZ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My commission expires: 8/16/14

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anisa Meriem Telwar 5153 Fredericksburg Way E. Brentwood, TN 37027	Same address as new owner	171030A11000

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Nine Thousand Nine Hundred and 00/100 Dollars ($339,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HAYDEN ZACCAGNI AND AMBER ZACCAGNI, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **ANISA MERIEM TELWAR, MARRIED**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot #288, on the plan of First Revision, Section 5A, Fredericksburg, of record in book 7900, Page 509, as revised in Book 7900, Page 961, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hayden J. Zaccagni and Amber L. Zaccagni, husband and wife, by Warranty Deed from Lisa Ball, unmarried, dated 6/17/2009, recorded 6/26/2009, of record in Instrument # 20090626-0059655, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 7900, Page 509, as revised in Book 7900, Page 961; to and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 5153 Fredericksburg Way E., Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 17th day of September, 2013.

HAYDEN ZACCAGNI

AMBER ZACCAGNI

STATE OF ALABAMA
COUNTY OF SHELBY

Personally appeared before me, a Notary Public, Hayden Zaccagni and Amber Zaccagni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of September, 2013.

Notary Public

Katherine Jean Durant
Printed Notary Name

My commission expires: 1/29/16

KATHERINE JEAN DURANT NOTARY PUBLIC STATE OF ALABAMA AT LARGE My Comm. Expires Jan. 29, 2016