Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 0288-19520

39-B
File #14-1075

BILL GARRETT, Davidson County
Trans:T20140021883 DEEDWARR
Recvd: 04/01/14 15:11 2 pgs
Fees:13.00 Taxes:447.70
20140401-0027025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amy Marie Henderson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Donald Epifanio and Majorie Epifanio, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 1 on the Plan of Melrose Heights, Section 2, of record in Book 1835, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amy Marie Henderson (aka Amy Marie Pugh), by deed from Jonathan Michael Henderson dated May 21, 2013, of record as Instrument No. 20130603-0055883, said Register's Office and by deed dated March 17, 2011, of record as Instrument No. 20110324-0022890, said Register's Office, and by deed dated June 19, 2008, of record as Instrument No. 20080708-0070007, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 522 Camden Drive, Nashville, TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of March, 2014.

Amy Marie Henderson

State of Tennessee)
County of Davidson)

On this 28th day of March, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Amy Marie Henderson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 121,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of March, 2014.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:
Michael Donald Epifanio
522 Camden Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
BB+T
1100 S. Stratford Rd.
Winston Salem, NC 27103

TAX MAP-PARCEL #:
118-4-4.00