WARRANTY DEED

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-21-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carin Lewis	CrossCountry Mortgage, Inc.	086-08-0-101.00
(NAME)	(NAME)	
1905 Welsenboro Circle	6850 Miller Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kimberly Gigliotti, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carin Lewis, a single woman**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 355, on the Plan of Camden Woods, Phase. I, of record in Book 6900, Pages 697 and 698, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Gary Grona, married, by Warranty Deed from Joe R. Lane and wife, Linda L. Lane, f/k/a Linda L. Arnone, dated June 21, 2007, of record in Instrument No. 20070622-0074579, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Kimberly Gigliotti, unmarried, by Warranty Deed from Gary Grona and wife, Sue Grona, dated December 7, 2012, of record in Instrument No. 20121210-0113474, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 6900, pages 697 and 698; Restrictions of record in Book 7620, page 561; Book 7657, page 580; Book 7675, page 926; Book 9036, page 329; Book 9231, page 737; Instrument No. 20080924-0096976; Instrument No. 20120904-0079787 and Instrument No. 20120904-0079788; By-Laws of record in Book 7620, page 583; Articles of Incorporation/ Charter of record in Book 7661, page 32; Quitclaim Deed to Homeowners Association for common space of record in Book 7783, page 585; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1905 Welsenboro Circle, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20140038516 DEEDWARR
Recvd: 06/03/14 08:09 2 pgs
Fees:13.00 Taxes:604.95

20140603-0047537

Witness my hand this 28th day of May, 2014.

Kimberly Gigliotti

STATE OF GA
COUNTY OF Cobb

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kimberly Gigliotti, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta (City), GA (State), this 28th day of May, 2014.

Notary Public

My Commission Expires:

JASON YOUNG NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA SEPT. 19, 2015