NEW OWNER:

Katelyn Peretti
318 Mapleton Alley
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0447

Map 097 Group 02-0-A Parcel 086.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140040520 DEEDWARR
Recvd: 06/09/14 14:29 2 pgs
Fees:13.00 Taxes:549.45
20140609-0050056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Eight Thousand Five Hundred and 00/100 Dollars ($148,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **VICTORIA LENTINI** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KATELYN PERETTI** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 86 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision Two, of record in Instrument No. 20090603-0051286, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

The aforesaid Plat of Record in Instrument No. 20090603-0051286 voided, vacated and superseded Lots 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92 and 93 and Open Space "E" as shown on the entire Plat entitled "Villages of Riverwood, Phase One, Section One" of record in Instrument No. 20080723-0075577, in said Register's Office.

BEING the same property conveyed to Victoria Lentini, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated June 29, 2011, and of record in Instrument No. 20110701-0050698, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 318 Mapleton Alley, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30 day of **May, 2014**.

Victoria Lentini
VICTORIA LENTINI

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, VICTORIA LENTINI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 30th day of **May, 2014**.

NOTARY PUBLIC

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **148,500.00** .

AFFIANT

Sworn to and subscribed to before me 30th day of **May, 2014**.

NOTARY PUBLIC

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 5-30-17