BILL GARRETT, Davidson County
Trans:T20140048304 DEEDWARR
Recvd: 07/07/14 15:19 2 pgs
Fees:13.00 Taxes:1017.50
20140707-0059682

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $275,000
(TWO HUNDRED SEVENTY FIVE THOUSAND dollars)

AFFIANT SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS THE 27TH day of JUNE , 2014.

NOTARY PUBLIC

My commission expires: 7/13/14

Davidson County Notary Public State of Tennessee Dellanc Lowhorn

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
4811 Lebanon Rd, Suite 107
Hermitage, TN 37076

Record and return to:
Tennessee Nations Title Agency, Inc.
4811 Lebanon Rd, Suite 107
Hermitage, TN 37076

NAME AND ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBER:
Robert and Stacy Villucci 409 Wellington Sq Nashville, TN 37214	Robert and Stacy Villucci 409 Wellington Sq Nashville, TN 37214	08511010800

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JAMES ROBERT HENRY AND WIFE, CYNTHIA ALEEN HENRY

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ROBERT VILLUCCI AND STACY VILLUCCI, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) NO. 1, AS SHOWN ON THE MAP ENTITLED RE-SUBDIVISION OF LOT 2 WELLINGTON SQUARE SUBDIVISION, OF RECORD IN PLAT BOOK 9700, PAGE 701, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES ROBERT HENRY AND WIFE, CYNTHIA ALEEN HENRY BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE AS RECORDED 3-17-2009 AS INSTRUMENT NUMBER 20090317-0023865.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 409 WELLINGTON SQ, NASHVILLE, TN 37214

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 27TH day of JUNE , 2014.

JAMES ROBERT HENRY

CYNTHIA ALEEN HENRY

State of Tennessee}
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, The within named bargainer(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 27TH day of JUNE , 2014.

Notary Public

My commission expires: 7-13-14

