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

File #14-1255

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 **Lacey Anne Saggio and Louis Joseph Saggio, III, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua Borys, a single man**, 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:

Land in Davidson County, Tennessee, being Lot No. 42, Jackson's Grove, Phase One, as shown on plat of record in Plat Book 8250, Page 895, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lacey Anne Saggio and Louis Joseph Saggio, III, wife and husband, by Warranty Deed from Russell Elrod and wife, Lori M. Elrod, in the amount of $219,600.00, dated April 30, 2010, of record as Instrument No. 20100504-0033669, 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: 1101 Lili Lane, Hermitage, TN, 37076.

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 29th day of August, 2014.

Lacey Anne Saggio

Louis Joseph Saggio, III

BILL GARRETT, Davidson County
Trans:T20140065357 DEEDWARR
Recvd: 09/03/14 12:32 2 pgs
Fees:13.00 Taxes:906.50
20140903-0080415

State of Tennessee)
County of Davidson)

On this 29th day of August, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lacey Anne Saggio and Louis Joseph Saggio, III, 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: $ 245,000.00.

Affiant

Sworn and subscribed before me on this the 29th day of August, 2014.

Notary Public

My Commission Expires: 5-8-17

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

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Joshua Borys	Ark-La-Tex Financial Services	86-4-C-13
1101 Lili Lane	5160 Tennyson Parkway, Ste. 20000W	
Hermitage, TN 37076	Plano, TX 75024	