WARRANTY DEED

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Comm. Expires
March 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22ND DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Pauline R. Cafarelli and husband, William S. Cafarelli	Same	172 01 0A 085.00
(NAME) 119 Chuzzlewit Down	(NAME) Same	
(ADDRESS) Brentwood 37027	(ADDRESS) Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Seventy-Five Thousand And No/100 Dollars ($375,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Evan Rector and wife, Catherine Rector**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Pauline R. Cafarelli and husband, William S. Cafarelli**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the plan of subdivision of Copperfield as of record in Plat Book 6900, page 147, Register's Office of Davidson County, as revised in Plat Book 6900, page, pages 555-559 and as voided, vacated and superseded in Book 6050, page 488 relative to the re-subdivision of Lots Nos. 85, 86, and 87, to which plat reference is hereby made for a more complete description.
BEING the same property conveyed to P. Laray Rector, a married man by Warranty Deed from Estate of Janice Ragland Benedict dated December 17, 2010 of record in Instrument No. 20101221-0101303, Register's Office of Davidson County, Tennessee. FURTHER being the same property conveyed to Evan Rector and wife, Catherine Rector, as tenants by the entirety by Quitclaim Deed from P. Laray Rector dated September 5, 2013 of record in Instrument No. 20131007-0104871, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-140698

BILL GARRETT, Davidson County
Trans:T20140073235 DEEDWARR
Recvd: 09/30/14 09:53 2 pgs
Fees:13.00 Taxes:1387.50
20140930-0089842

This is improved property, known as 119 Chuzzlewit Down, Brentwood, TN 37027

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, has 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.

Witness our hands this 22nd day of September, 2014.

Evan Rector

Catherine Rector

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Evan Rector and wife, Catherine Rector, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of September, 2014.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-140698