BILL GARRETT, Davidson County
Trans:T20150021062 DEEDWARR
Recvd: 03/23/15 14:17 2 pgs
Fees:13.00 Taxes:555.00
20150323-0024866

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Hannah & Anthony James Mazzaferro
305 Tyler Drive
Hermitage, TN 37076

**SEND TAX BILL TO:**
Peoples Home Equity Inc.
5205 Maryland Way
Brentwood, TN 37027

**MAP/PARCEL 07510012300**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Michael Horvath, Jr, a single man,** has this day bargained and sold, and does hereby transfer and convey unto **Hannah Mazzaferro and Anthony James Mazzaferro, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Hermitage Estates of record in Plat Book 3300, Pages 70 & 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Michael Horvath, Jr., unmarried by Warranty deed from Christopher A. Brenner and wife, Michele J. Brenner of record in Instrument No. 20020215-0020350, Register's Office for Davidson County, Tennessee, dated February 08, 2002 and recorded on February 15, 2002.**

This is improved property known as: **305 Tyler Drive, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

**REAL PROPERTY TAXES:** The real property taxes for the year 2015 shall be prorated as of the date of this deed.

**EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 3300, page 70, and restrictions in Book 3403, page 556, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

**RULES AND REGULATIONS:** This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

**POSSESSION:** Possession to be given with delivery of deed.

**WITNESS MY HAND** on this the 17th day of March, 2015.

**Michael Horvath, Jr**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Michael Horvath, Jr,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 17th day of March, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of March, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

File No. 158135