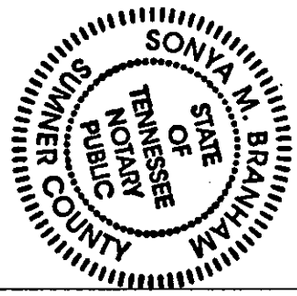
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-21-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Joseph Frasca and Joelle Frasca, husband and wife, husband and wife	SAME	018120A05300 CO
(NAME)	(NAME)	
391 Dorr Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150540

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Anthony M. Caporale and Jessica L. Franklin Caporale, husband and wife , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Joseph Frasca and Joelle Frasca, husband and wife, 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. 53 on the Plan of Emerald Cove, Section One, as shown by plat of record in Plat Book 6900, page 629, as amended in Book 9112, page 29, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Anthony M. Caporale, an unmarried man and Jessica L. Franklin, an unmarried woman, as tenants in common with right of survivorship, dated April 21, 2010, of record in Instrument No. 20100427-0031710, Register's Office for Davidson County, Tennessee. The said Anthony M. Caporale and Jessica L. Franklin having since married and she is now known as Jessica L. Caporale.

This conveyance is subject to the following: (a) easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 6900, pages 629-631, amended in Book 9112, page 29, said Register's Office; and (b) terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Book 7511, page 581, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 391 Dorr Drive, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

BILL GARRETT, Davidson County
Trans:T20150029478 DEEDWARR
Recvd: 04/20/15 10:44 2 pgs
Fees:13.00 Taxes:588.30
20150420-0034831

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand 17th day of April, 2015.

Anthony M. Caporale

Jessica L. Franklin Caporale

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anthony M. Caporale and Jessica L. Franklin Caporale, husband and wife, the within named bargainor, 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, at office, this 17th of April, 2015.

Notary Public
My Commission Expires: 9-21-15

SONYA M. BRANHAM
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY