Davidson County DEEDWARR
Recvd: 05/06/15 13:58 2 pgs
Fees:13.00 Taxes:1276.13
20150506-0041445

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57360
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Anthony J. Mannarino 817 Holt Grove Court Nashville, TN 37211	First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129

TAX MAP PARCEL NUMBERS: 180030A09800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$344,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frank Pellegrino and Janna Pellegrino, husband and wife,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anthony J. Mannarino** * **an unmarried 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:** * AKA Anthony John Mannarino

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Stone Creek Park Section 2 B of record in Book 9700, page 266 amended in Book 9700, pages 793 and 794, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank Pellegrino and Janna Pellegrino, husband and wife, by Warranty Deed from Robert Beckham and wife, Melissa Beckham, dated December 23, 2008 and recorded on December 29, 2008 of record in Instrument No. 20081229-0122757, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 266 amended in Book 9700, pages 793 and 794, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10324, page 365, Instrument No. 20010719-0076875, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 817 Holt Grove Court, Nashville, TN 37211

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 4th day of May, 2015.

Frank Pellegrino

Janna Pellegrino

State of Tennessee

County of Davidson

On this 4th day of May, 2015, before me the undersigned authority, personally appeared Frank Pellegrino and Janna Pellegrino, 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

My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $344,900.00.

Affiant

Sworn and subscribed before me this 4th day of May, 2015

Notary

My Commission Expires

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith