WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/15 09:34 3 pgs
Fees:18.00 Taxes:1702.00
20150616-0057032

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Edith Bonnie Beehm
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 1-19-16

(AFFIX SEAL)

LA THOMAS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William H. Willson	Franklin American Mortgage Co.	172-10-B 141.00 CO
(NAME)	(NAME)	
6780 Christiansted Lane	501 Corporate Centre Dr. Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Joseph Pezzuto and Donna Pezzuto, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William H. Willson and Lisa L. Willson, 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. 33 on the Plan of Christiansted Valley, Phase Three, a Planned Unit Development, as of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Joseph Pezzuto and Donna Pezzuto, husband and wife, by Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee limited liability company, dated December 14, 2006, of record in Instrument No. 20061218-0155491, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6780 Christiansted Lane, Nashville, TN 37211
(House Number) (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 we do covenant with the said GRANTEES that we are 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 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.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Instrument No. 20060316-0030458; restrictions of record in Book 5708, page 670, Book 5794, page 256, Instrument No. 19991221-0305559, Instrument No. 20000728-0074515 and Instrument No. 20070206-0015266; charter of record in Instrument Nos. 19991221-0305560, 19991221-0305561 and 20000316-0026959; easement for ingress-egress of record in Book 5794, page 256; easement for right of way of record in Book 4780, page 611 and Book 5708, page 670; easement for joint roadway & maintenance of record in Book 5707, page 706 and Book 5720, page 183; notice of completion of record in Instrument No. 20061218-0155490; stormwater detention agreement of record in Instrument No. 20050607-0065120; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 9th day of June, 2015.

Joseph Pezzuto

Donna Pezzuto

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joseph Pezzuto and Donna Pezzuto, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 9th day of June, 2015.

Notary Public
My Commission Expires: _____

File No.: 20579

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

I, Amy Cross Nance, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Amy Cross Nance who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 6/22/15

ROSEMARY P. SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY