Mail to:

BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

WARRANTY DEED

BR15-1124

STATE OF Tennessee
COUNTY OF ~~Davidson~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$205,000.00~~ 205,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROSEMARY HOLST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred Patrick Perratta	F & M BANK (NAME)	
1124 White Mountain Lane (ADDRESS)	50 FRANKLIN ST. (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	CLARKSVILLE TN 37040 (CITY) (STATE) (ZIP)	135-14-0A-026.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAULO H. SILVEIRA AND ANA C. VIEIRA, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALFRED PATRICK PERRATTA, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 26 on the Plan of Final Plat - Phase Two, Pinnacle Point Subdivision, of record in Plat Book 6900, Page (s) 140 and 141, 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 Paulo H. Silveira and Ana C. Vieira, Joint Tenants with the Right of Survivorship by Quitclaim deed from Flor Melgar, unmarried of record in Instrument No. 20100603-0042964 Register's Office for Davidson County, Tennessee, dated May 26, 2010 and recorded on June 03, 2010.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 6900, Page (s) 140 and 141, amended in Book 7272, page 218, Book 7058, Page 234, Plat Book 6900, Page (s) 140 and 141, amended in Book 7272, page 218, Instrument No. 20010504, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1124 White Mountain Lane, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 19th day of June, 2015.

Paulo H. Silveira

Ana C. Vieira

BILL GARRETT, Davidson County
Trans: T20150050986 DEEDWARR
Recvd: 06/25/15 10:50 2 pgs
Fees: 13.00 Taxes: 758.50
20150625-0061119

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of June, 2015, before me personally appeared Paulo H. Silveira and Ana C. Vieira, Joint Tenants with the Right of Survivorship to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of June, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959