Please Record and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 120,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2015.

Notary Public

My commission expires: _____

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jamie Mattoon	Mortgage Investors Group	**163160C11300CO**
1845 Isabelle Lane	8320 East Walker Springs Ln	
Antioch, TN 37013	Knoxville, TN 37923	

FOR AND IN 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 ACKNOWLEDGE, WE,

Aaron T. Cerutti and wife Chloe L. Cerutti

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jamie Mattoon, unmarried

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. 113 on the Plan of Matlock, Phase 1, of record in Master Deed of Marlock Townhomes record as Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599 & 20070705-0080103 & 20100122-00055543 & 20100503-0033517, Register's Office for said County, to which reference is made fro a more complete description.

Being the same property conveyed to Aaron T. Cerutti and wife Chloe L. Cerutti from Avelia S. Stewart, unmarried by Warranty Deed dated 4/15/2013, and recorded 4/17/2013 in Instrument No. 20130417-0038199, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1845 Isabelle Lane, Antioch, TN 37013.

BILL GARRETT, Davidson County
Trans:T20150053400 DEEDWARR
Recvd: 07/02/15 09:39 2 pgs
Fees:13.00 Taxes:444.00
20150702-0064077

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 in 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.

Witness my/our hand(s) this 30th day of June, 2015.

Aaron T. Cerutti

Chloe L. Cerutti

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Aaron T. Cerutti and Chloe L. Cerutti, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2015.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY