Return To: 15-0325
Four Star Title, LLC
2506 N Mt Juliet Road
Mt. Juliet, TN 37122

| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150000.00.**<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **July 23, 2015.**<br>Notary Public<br>MY COMMISSION EXPIRES: 3-26-16<br>(AFFIX SEAL) |
|---|---|

BILL GARRETT, Davidson County
Trans: T20150061151 DEEDWARR
Recvd: 07/27/15 09:23 2 pgs
Fees: 13.00 Taxes: 555.00
20150727-0073342

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES:

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**15-0325**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Joseph T. Veneziano** | **First Community Mortgage, Inc.** | **06312002500** |
| (NAME)<br>**704 Cobblestone Ct.** | (NAME)<br>**275 Robert Rose Drive** | |
| (ADDRESS)<br>**Old Hickory,TN 37138** | (ADDRESS)<br>**Murfreesboro, TN 37129** | |
| (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, **Davis R. Amick,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph T. Veneziano, an unmarried individual,** 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 24 on the Plan of Southfork, Section Two, as of record in Book 6250, page 386, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Davis R. Amick by Quitclaim Deed from Mildred J. Amick, dated March 15, 2006 and filed in Instrument Number 20060322-0032973, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Davis R. Amick and wife, Mildred J. Amick by deed from Davis Richard Amick and wife, Jean Amick, dated December 15, 1995 and filed of record in Record Book 9895, page 446, Register's Office of Davidson County, Tennessee

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **704 Cobblestone Ct., Old Hickory, TN 37138**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **23rd** day of **July, 2015**.

Davis R. Amick

Davis R. Amick

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Davis R. Amick**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **23rd** day of **July, 2015**.

Tonya Thomas

NOTARY PUBLIC

My Commission Expires:

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
3-7-16