Davidson County DEEDWARR
Recvd: 07/27/15 10:18 3 pgs
Fees:18.00 Taxes:607.91
20150727-0073427

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
15-0170M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of July, 2015

Notary Public
Commission Expires: 7/2/17

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Crystal M. Douglas 916 Preston Court Antioch, TN 37013	Caliber Home Loans Inc 3701 Regent Blvd. Ste#200 Irving, TX 75063	148-16-0-094.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Anthony Piro, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Crystal M. Douglas, a single person and Larry G. Hinson, Jr., a single person

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. 14 on the Plan of Hazelwood, Section 21, of record in Plat Book 6200, Page 595, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Anthony Piro, unmarried, by Warranty Deed from Robin York and wife, Debra D. York, dated 7/30/97 and recorded 8/5/97 in Book 10558, Page 125, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 916 Preston Court, Antioch, TN 37013.

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 I so covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of July, 2015.

Anthony Piro

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

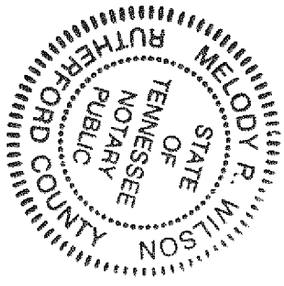
Anthony Piro

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 and official seal at Murfreesboro, Tennessee this 20th day of July, 2015.

Notary Public
My Commission Expires: 7/2/17

(Notary Seal)



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document 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, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).