# WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Wanda Hiett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF AUGUST, 2015.

Kim Murray
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S): |
|---|---|---|
| Alicia Maddox | | 173 15 0A 098.00 |
| (NAME) | (NAME) | |
| 205 Claybrook Lane | New Owner | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Two Thousand And No/100 Dollars ($202,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Michael V. Morabito and Nancy L. Morabito, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alicia Maddox, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 98, on the plan of Mill Run Subdivision, Phase 2, a resubdivision of Mill Run, Phase IA Lot 89, of record in Instrument No. 20011009-0109754, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Michael V. Morabito and wife, Nancy L. Morabito by Deed from The Craig Company, a Tennessee Corporation dated July 19, 2002 and recorded July 24, 2002 as Instrument No. 20020724-0088874, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20150065727 DEEDWARR
Recvd: 08/07/15 13:27 2 pgs
Fees:13.00 Taxes:747.40
20150807-0078971

File Number: FRN-153653

unimproved ☐
This is improved ☒ property, known as 205 Claybrook Lane, 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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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.

Witness our hands this 5th day of August, 2015.

Michael V. Morabito

Nancy L. Morabito

STATE OF New York
COUNTY OF Kings

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Michael V. Morabito and Nancy L. Morabito, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of August, 2015.

8/5/15

Notary Public

My Commission Expires: 12/23/17

(SEAL)

MATT LAUER
Notary Public - State of New York
No. 01LA6265061
Qualified in Kings County
My Commission Expires Dec. 23, 2017

File Number: FRN-153653