This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Michael Fabio
178 Ocala Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SWBC Mortgage Corp
9311 San Pedro Avenue Suite 100
San Antonio, TX 78216

MAP 162-6
GROUP
PARCEL 275.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **George B. Stallings, II and wife, Amy B. Stallings,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Michael Fabio and Courtney G. Fabio, husband and wife**, 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. 47 on the Plan of Valley Green, of record in Book 4460, pages 96 & 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to George B. Stallings II and wife, Amy B. Stallings by Warranty Deed from Toni Bosler Test, unmarried (fka Toni E. Bosler), dated March 31, 2015, recorded April 1, 2015, of record in Instrument No. 20150401-0028384, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Toni E. Bosler, an unmarried woman by Quitclaim Deed (straw man) from Robert L. Jackson, Trustee, dated May 17, 1983, recorded June 24, 1983, of record in Book 6081, page 666, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

BILL GARRETT, Davidson County
Trans:T20150076513 DEEDWARR
Recvd: 09/09/15 08:27 3 pgs
Fees:18.00 Taxes:555.00
20150909-0091369

This is **improved** property known as **178 Ocala Drive, Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **4th** day of **September, 2015.**

George B. Stallings, II

Amy B. Stallings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **George B. Stallings, II and wife, Amy B. Stallings**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of September, 2015.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

Brian Mitchell
AFFIANT

Subscribed and sworn to before me on this 4th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 10/8/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY