(1)

BILL GARRETT, Davidson County
Trans:T20150077937 DEEDWARR
Recvd: 09/14/15 13:17 2 pgs
Fees:13.00 Taxes:873.20
20150914-0093013

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$236,000.00.**

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this the 9th day of September, 2015.

Notary Public

My commission expires: _____
(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Don Pritchett	Caliber Home Loans, Inc.	**181-11-0B-112.00-CO**
9136 Carissa Dr.	3701 Regent Blvd. Ste. 200	
Brentwood, TN 37027	Irving, TX 75063	

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,

FRAN A. MUSCATELLO, AN UNMARRIED WOMAN,

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

DON PRITCHETT, A SINGLE MAN,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~WILLIAMSON~~ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: Davidson

Land in Davidson County, Tennessee, being Lot 112 on the Plan of The Hills at Concord Place, Phase 4, (formerly known as Concord Place II, Phase 3), of record in Instrument No. 20080808-0082075, amended in Instrument No. 20090528-0048903, 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 Fran A. Muscatello, an unmarried woman and Joe P. Muscatello, an unmarried man, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated April 27, 2010, of record in Instrument No. 20100505-0034097, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Fran A. Muscatello, an unmarried woman, by Quitclaim Deed from Joe P. Muscatello, dated March 13, 2015, of record in Instrument No. 20150616-0056911, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **9136 Carissa Dr., Brentwood, TN 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 9th day of September, 2015.

Fran A. Muscatello

FRAN A. MUSCATELLO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **FRAN A. MUSCATELLO** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

~~Witness my hand~~, at office, this **9th** day of **September, 2015.**

Notary Public

My Commission Expires: 5-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY