WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2641769

Return to:

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01255-28845

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer, whichever is greater, is $194,900.00

Affiant

Subscribed and sworn to me, this the 30th day of November, 2015.

Notary Public

My commission expires: 9/10/2018

Property Address:	**Property owner and mail tax bills to:**	**Parcel ID:**
8360 Rossi Rd. BRENTWOOD, TN 37027	Cynthia J. Stevens-Pino Mail tax bills to: Pinnacle Bank 150 3rd Avenue South, Ste 900 Nashville, TN 37201	Map 181 11 0 C Parcel 005.00

THIS INDENTURE is made effective the 30th day of November, 2015, by **Michael Eric Ferrero. unmarried**, First Party, for the purpose of conveying the premises described herein to Cynthia J.Stevens-Pino and Marsha J. Stevens-Pino, a married couple, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

Davidson County DEEDWARR
Recvd: 12/03/15 14:42 3 pgs
Fees:18.00 Taxes:721.13
20151203-0122033

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit No. 253 on the Plan of Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A": to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael Eric Ferrero, unmarried by Warranty Deed from Mora L. Moran, an unmarried woman, dated June 30, 2014 of record in Instrument No. 20140703-058881, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, which shows an Owner's Certificate, certain notes, easements and setback lines; Terms, provisions, covenants, conditions, restrictions and easements, charges, assessments an liens provided in the Covenants, Conditions and Restrictions of Concord Place II, Phase I, Carter Property of record in Instrument No. 20050922-0114218 as supplemented in Instrument Nos. 20060328-0035297 and 20060501-0049958, as amended in Instrument No. 20061228-0160255 and further supplemented in Instrument Nos. 20070130-012170 and 20071129-0138690 as superseded and replaced by Scriver's Affidavit in Instrument No. 20071213-0143550 and further supplemented under Instrument No. 20080226-0018882 and Correction to Fourth Supplemental in Instrument No. 20080318-0027346; Charter of record at Instrument No. 20081219-0121383; Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record at Instrument No. 20071023-0125249; Maintenance Agreement of record in Instrument No. 20070509-0055790; and Water Quality Pond serving the subject property as shown on the Plan in Instrument No. 20070125-0010032; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2015, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Michael Eric Ferrero

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Michael Eric Ferrero**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 30th day of October, 2015.

NOTARY PUBLIC

My Commission Expires:
05-08-2018

JEANNA TRIBOU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed 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.

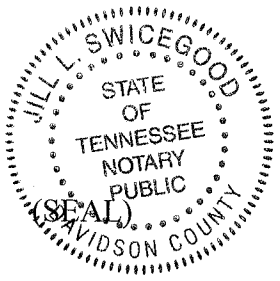
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018