Return To: Perrone & Young
~~109 Westpark Drive~~
Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150108559 DEEDWARR
Recvd: 12/23/15 13:38 2 pgs
Fees:13.00 Taxes:532.99
20151223-0129284

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$144,051.80.**

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2015.

Notary Public

My commission expires: 9-30-19

(AFFIX SEAL)

TAMMY SKELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
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 Numbers:
Patrick J. Stella	**New Owner**	**181-11-0B-073.00 CO**
7339 Autumn Crossing Way		
Brentwood, TN 37027		

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,

Anne L. Alexander, a single person

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY ALL HER INTEREST UNTO

Patrick J. Stella and wife, Sheila R. Stella

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 73 on the Plan of Concord Place II, Phase 2, of record as Instrument No. 20071120-0136051, 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 Sheila R. Stella and husband, Patrick J. Stella as to an undivided 50% interest and Walter A. Alexander and wife, Anne L. Alexander, as to an undivided 50% interest by deed from Centex Homes, a Nevada General Partnership of record as Instrument No. 20080822-0086436, dated August 19, 2008, said Register's Office. Sheila R. Stella and husband Patrick J. Stella having since conveyed a 10% interest to Walter A. Alexander and wife, Anne L. Alexander by Quitclaim Deed of record as Instrument No. 20081107-0110751, dated November 6, 2008, said Register's Office. Walter A. Alexander having since died on or about May 20, 2013 leaving his portion of said property in Anne L. Alexander, by Last Will and Testament of record as Instrument No. 20131219-0128463 in said Register's Office and filed in the Probate Office of record in Docket No. 13P-1723. Being further conveyed to SHEILA R. STELLA AND HUSBAND, PATRICK J. STELLA, AS TO AN UNDIVIDED 40% INTEREST AND ANNE L. ALEXANDER, AS TO AN UNDIVIDED 60% INTEREST, AS JOINT TENANT WITH RIGHT OF SURVIVORSHIP by Quitclaim Deed of record as Instrument No. 20150608-0053236, dated May 26, 2015, said Register's Office.

The purpose of this conveyance is to vest 100% of the property in Patrick J. Stella and wife, Sheila R. Stella, as joint tenants with right of survivorship.

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 (__X__) Unimproved (____) property known as **7339 Autumn Crossing Way, 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 Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in 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 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 21st day of December, 2015.

Anne L. Alexander
Anne L. Alexander

Anne L. Alexander

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Anne L. Alexander** , the bargainor 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 **21st** day of **December, 2015**.

Kim Sewell
Notary Public

My Commission Expires: 9-30-19

KIM SEWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY