BILL GARRETT, Davidson County
Trans:T20150109740 DEEDWARR
Recvd: 12/29/15 15:37 3 pgs
Fees:17.00 Taxes:0.00
20151229-0130790

WARRANTY DEED

This Instrument Prepared by:
Stephen J. Olsen, Esq.
17 E. Gay Street, Suite 100
West Chester, PA 19380

Address of New Owner:	Tax Bill Address:	Map-Parcel Nos.
634 Glenwood Village Lane West Chester, PA 19380	634 Glenwood Village Lane West Chester, PA 19380	062-13-0-57.00

THIS INDENTURE, made the 18th day of December, 2015,

BETWEEN, CORINNE GIANNITRAPANI, (hereinafter called "Grantor") and ROBERT GIANNITRAPANI and SYLVIA GIANNITRAPANI, Trustees of Corinne Giannitrapani Revocable Trust, (hereinafter called "Grantees");

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar ($1.00), lawful money of the United States, to it well and truly paid by the said Grantees at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantees, the following described premises situated in Davidson County, Tennessee, to wit:

A CERTAIN tract or parcel of land situated in Davidson County, Tennessee being described as follows:

BEING Lot No. 5 of Block "G" on the map of Country Club Estates, as of record in Plat Book 843, page 95, Register's Office Davidson County, Tennessee.

SAID Lot No. 5 fronts 100 feet on the Southeasterly side of McGavock Avenue and runs back between parallel lines 165 feet to a dead line.

THIS BEING the same property conveyed unto Corinne Giannitrapani, by Warranty Deed dated December 15, 2004 from Mark D. Morris and wife, Kelley M. Morris of record in Instrument Number 20050103-0000627, Registers Office, Davidson, Tennessee.

THIS CONVEYANCE made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property and of record and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE and to hold the said real estate, together with all of the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND, the said Grantor hereby covenants with the said Grantees, that Grantor is 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 and that Grantor will forever warrant and defend the said premises and the title threto against the lawful claims of all persons whomsoever..

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Rosemary Braun
Witness

Corinne Giannitrapani
Corinne Giannitrapani

STATE OF Pennsylvania :
COUNTY OF Chester : SS.

ON THIS, the 18th day of December, 2015, before me, a notary public, in and for the aforesaid County and State, personally appeared Corinne Giannitrapani, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and notarial seal.

Harriett L Binder

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HARRIETT L. BINDER, Notary Public
West Chester Boro., Chester County
My Commission Expires February 6, 2018

STATE OF Pennsylvania :
COUNTY OF Chester : SS.

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $1.00.

Stephen J. Olsen

Sworn to and subscribed
before me this 18th day
of December, 2015.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HARRIETT L. BINDER, Notary Public
West Chester Boro., Chester County
My Commission Expires February 6, 2018