WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC.
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
201511-188
INSTRUMENT WAS PREPARED BY:
GEORGE R. ARRANTS JR., ATTORNEY AT LAW
800 S. GAY STREET, STE 2500
KNOXVILLE, TN 37929

Davidson County DEEDWARR
Recvd: 01/26/16 14:03 4 pgs
Fees:22.00 Taxes:0.00
20160126-0007501

WARRANTY DEED

For good consideration, I (We) **JOSEPH SANTORO ALSO KNOWN AS GIUSEPPE SANTORO AND JOAN M. SANTORO**, hereby bargain, deed and convey to **GIUSEPPE SANTORO AND JOAN M. SANTORO, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY**, the following described land in DAVIDSON County, free and clear with WARRANTY COVENANTS' to wit:

BEING LOT NO. 20 ON THE PLAN OF PHASE EIGHT, SECTION ONE, OF BRANDYWINE POINTE SUBDIVISION, AS OF RECORD IN BOOK 7900, PAGE 619, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED UNTO JOSEPH SANTORO AND WIFE, JOAN M. SANTORO BY QUITCLAIM DEED FROM DENICE L. BRICE AND DEBORAH LEE PASKE, DATED JUNE 1, 2015, RECORDED AUGUST 13, 2015, AS INSTRUMENT NO. 20150813-0081151

APN: 064 03 0A 037.00

Property Address: 117 SHUTE CIR., OLD HICKORY, TN 37138

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 15th day of Jan. 2016

Joseph Santoro A/K/A Giuseppe Santoro

JOSEPH SANTORO, A/K/A GIUSEPPE SANTORO

Joan M Santoro

JOAN M. SANTORO

STATE OF TENNESEE)
) SS.
COUNTY OF Davidson)

On this 15th day of Jan. 2016, before me personally appeared **JOSEPH SANTORO, A/K/A GIUSEPPE SANTORO AND JOAN M. SANTORO**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

James A. Farley

Notary Public
My Commission Expires: 5-22-16

I/WE hereby swear or affirm that actual consideration for this transfer of the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Joan M Sordoso

Affiant

Joseph Sentio AKA
Guiseppe Sentio

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn before me this 15th day of Jan, 2016.

(seal)

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

James A. Farley

Notary Public
My Commission Expires: 5-24-16

True Copy Certification

I, MELINDA ALBAN, 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.

Melinda Alban
Signature

State of MARYLAND

County of MONTGOMERY

Personally appeared before me, Stacy A. Casey, a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy A. Casey
Notary's Signature

My Commission Expires: 4/20/17
Notary' Seal (if on paper)

Stacy A. Casey
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 4/20/17