BILL GARRETT, Davidson County
Trans:T20160013454 DEEDWARR
Recvd: 02/18/16 10:45 2 pgs
Fees:13.00 Taxes:815.85

20160218-0015404

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF MAURY
The actual consideration or value, whichever is greater, for this transfer is $220,500.00.

Affiant

Subscribed and sworn to before me, this 17 day of February, 2016.

Notary Public
My commission expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

10-1601-102924

Address of New Owner:	Send Tax Bills to:	Tax Information:
Francesco Angelillo	Farmington Mortgage	161-10-0-A-020.00-CO
5432 Village Way	2002 Richard Jones Rd, Ste 300 A	
Nashville TN 37211	Nashville TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kayla J. Morrison, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Francesco Angellillo and Silvia Meucci, husband and wife,** hereinafter called the Grantees, their successors 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 No. 39, on the Plan of Phase One, Villages of Brentwood, of record in Book 5200, Page 613, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kayla J. Morrison by deed from David L. Calvert and wife, Linda J. Calvert, dated July 26, 2002, recorded July 31, of record in Instrument No. 20020731-0091900, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5432 Village Way, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16 day of February, 2016.

Kayla J. Morrison

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kayla J. Morrison,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 16 day of February, 2016.

Notary Public

My Commission expires: 1-8-2019

AMANDA JOLLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019