RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167040

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160014587 DEEDWARR
Recvd: 02/22/16 15:28 2 pgs
Fees:13.00 Taxes:776.63
20160222-0016896

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00.

Meredith Mabry
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2016.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittany C. Sexton 2602 Jones Avenue Nashville, TN 37207	Legacy Home Loans, LLC 4025 Hillsboro Road #601 Nashville, TN 37215	071 04 0 063.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Nine Thousand Nine Hundred and 00/100 Dollars ($209,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALBERT B. INTILLI, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRITTANY C. SEXTON,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 322, on the Plan of Joywood Heights, Section Two, of record in Plat Book 1130, Pages 92 and 93, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Tommie Thompson, an unmarried person, and Benita Thompson, an unmarried person, by Warranty Deed from Stan J. Duran and wife, Michelle R. Duran, dated February 15, 2006 and recorded February 21, 2006, of record in Instrument Number 20060221-0019871, in the Register's Office of Davidson County, Tennessee. AND Being the same property conveyed to Albert B. Intilli by Deed from Tommie Thompson and Benita Hassell (fka BenitaThompson), dated July 31, 2015, recorded September 10, 2015, of record in Instrument # 20150910-0091881, in the Register of Deeds for Davidson County, TN. *Said property was never the principal residence of the grantor or the grantor's spouse.*

The address of the herein described property is believed to be 2602 Jones Avenue, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of February, 2016.

Albert B Intilli

ALBERT B. INTILLI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Albert B. Intilli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of February, 2016.

Tabatha Edwards
Notary Public

Tabatha Edwards
Printed Notary Name

My commission expires: 11-5-19

