WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 2016.

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ashley Sue Patty	SWBC Mortgage	083-01-0 317.00
(NAME)	(NAME)	
1312 Greenwood Ave	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/09/16 14:47 2 pgs
Fees:13.00 Taxes:1239.50
20160309-0022748

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Frank R. Cirrincione, Trustee of the CIRRINCIONE FAMILY REVOCABLE LIVING TRUST, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley Sue Patty and Brandon James Patty, wife and husband, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 3 ON THE PLAN OF GRISSIM AND BLACKMAN'S SUBDIVISION OF LOTS 2, 3, AND 4 IN GREENWAY SUBDIVISION, OF RECORD IN PLAT BOOK 974, PAGE 12, SAID REGISTER'S OFFICE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FRANK R. CIRRINCIONE AND MILDRED A. CIRRINCIONE, CO-TRUSTEES, CIRRINCIONE FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED AUGUST 30, 2010 BY QUITCLAIM DEED FROM FRANK R. CIRRINCIONE AND WIFE, MILDRED A. CIRRINCIONE, DATED SEPTEMBER 10, 2010, OF RECORD IN INSTRUMENT NO. 20100910-0072230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FRANK R. CIRRINCIONE has full power to convey any real property by himself as Trustee.

THIS IS IMPROVED PROPERTY KNOWN AS 1312 GREENWOOD AVENUE, NASHVILLE, TENNESSEE 37206.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	1312 Greenwood Ave	Nashville	TN	37206	
		(House Number) (Street)	(P.O. Address)	(City or Town)	(Postal Zip)	

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our 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 our hands this 29th day of February, 2016.

Frank R. Cirrincione, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Frank Cirrincione, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee for Cirrincione Family Revocable Living Trust the within named bargainor, and he as such Trustee being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Cirrincione Family Revocable Living Trust by himself as Trustee.

Notary
My Commission Expires _____

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.