Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

39-B
File #16-1080

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stacey S. Tamasi, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Fabio Fallico and Jenny Fallico, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 46, on the Plan of Revision One, Section Two, Lenox Village, of record in Instrument No. 20020731-0091872, together with Master Deed of Lenox Village Condominiums, of record in Instrument No. 20020315-0032825, and Instrument No. 20021226-01584459, Register's Office for said County, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Stacey S. Tamasi, unmarried, by deed from Steven R. Brand, unmarried, dated November 16, 2006, of record in Instrument No. 20061117-0143342, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7711 Porter House Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of April, 2016.

Stacey S. Tamasi

BILL GARRETT, Davidson County
Trans:T20160035894 DEEDWARR
Recvd: 05/02/16 10:22 2 pgs
Fees:13.00 Taxes:908.35
20160502-0042598

State of Tennessee)
County of Davidson)

On this 29th day of April, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Stacey S. Tamasi, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BAXLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 245,500.00.**

Affiant

Sworn and subscribed before me on this the 29th day of April, 2016.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BAXLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Fabio Fallico 491 Old Towne Road Brentwood, TN 37027	Wells Fargo Home Mgt. PO Box 660278 Dallas, TX 75266-0278	173-09-0A-048.00