WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Heather C Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy Summers	CMG Mortgage Inc.	173-10-0-A-018.00 CO
(NAME)	(NAME)	
3204 Calder Court	3160 Crow Canyon Rd. Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Kevin A. Pellatiro and wife, Shannon L. Pellatiro,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Summers and James D. Boswell, as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, TN, BEING Lot No. 18, on the Plan of Phase One, Barnes Bend Estates, of record in Instrument No. 20050802-0090369, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Kevin A. Pellatiro and wife, Shannon L. Pellatiro, by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, dated October 5, 2006, of record in Instrument No. 20061009-0124961, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3204 Calder Court, Nashville, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20160048596 DEEDWARR
Recvd: 06/08/16 15:45 2 pgs
Fees: 13.00 Taxes: 1128.50
20160608-0058108

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Instrument No. 20050802-0090369; Restrictions of record in Instrument No. 20050524-0058309; By-Laws of record in Instrument No. 20050524-0058309; Easement for sanitary sewer and/ or storm drainage of record in Instrument No. 20040413-0041473, Instrument No. 20140903-0080512 and Instrument No. 20020201-0014182; Stormwater Detention Agreement of record in Instrument No. 20040907-0107464; Right of way easements of record in Book 5215, page 482; Book 5385, page 986 and Book 6515, page 495; Quitclaim Deed to Homeowners Association for open space of record in Instrument No. 20100520-0039082; all of record in the Register's Office for Davidson County, Tennessee.

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 3rd day of June, 2016.

Kevin A. Pellatiro

Shannon L. Pellatiro

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kevin A. Pellatiro and Shannon L. Pellatiro, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 3rd day of June, 2016.

Notary Public
My Commission Expires: 6-4-17

File No.: 23108



My Comm. Expires
June 4, 2017