PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160057536 DEEDWARR
Recvd: 07/06/16 13:13 2 pgs
Fees:13.00 Taxes:1646.50
20160706-0069171

WARRANTY DEED

THIS INDENTURE is made and entered into this ~~29th~~ 30th day of June, 2016 by and between Elisa D. Putman,married hereinafter referred to as GRANTOR, and Joseph Mario Ingraffia and Sandra Mary Ingraffia husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Brentwood, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being lot No. 142 on the Plan of Hearthstone, Phase 2, of record in Plat Book 5200, page 323, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elisa D. Putman, unmarried, by Warranty Deed from Richard L. Wade and wife, Jo Ann Wade, dated April 11, 2014, recorded April 21, 2014, of record in Instrument 20140421-0033200, Register's Office for Davidson County, Tennessee. ~~Deed of Correction to correct lot number of record in Instrument _____, Register's Office for Davidson County, Tennessee.~~ See also Scrivener's Affidavit of record in Instrument 20160527-0053598.

Donna L. King joins in the execution of this deed to convey any marital interest she may hold in the above property.

This is [✓]improved [ ]unimproved property known as: 500 Hearthstone Circle, Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Elisa D. Putman

Donna L. King

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Elisa D. Putman and Donna L. King, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 29th day of June, 2016.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Joseph Mario Ingraffia and Sandra Mary Ingraffia
500 Hearthstone Circle,
Brentwood, TN 37027

Send Tax Statements to:

Same as new owner

Map & Parcel 16012012800

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $445,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Angela Robertson
Affiant

Sworn to and subscribed before me, a Notary Public, this 29th day of June, 2016.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

16-1-258