WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160059316 DEEDWARR
Recvd: 07/12/16 09:47 2 pgs
Fees: 13.00 Taxes: 454.73
20160712-0071143

Julie Hamilton State of Tennessee Notary Public Davidson County

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 7/13/2017

(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
Alyssa Danielle Dituro	SAME	162-16 92.00
(NAME)	(NAME)	
5409 Hickory Park		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I, **Orcenta Seay,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alyssa D. Dituro and Angelo J. Dituro, wife and husband,** 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:

Being in Davidson County, Tennessee, to wit:

Being Lot No. 33-B, Hickory Park Villas Section 2, Lots 32 thru 40 Zone Lot Division, as shown on Plat of record in Plat Book 5200, page 603 as amended in Plat Book 6250, page 598, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Cleveland Dwayne Hunt, unmarried, by Warranty Deed from Barry Zeitlin and wife, Linda Zeitlin, dated December 14, 2006, of record in Instrument No. 20061228-0160252, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Orcenta Seay by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated October 6, 2015, of record in Instrument No. 20151216-0126236, Register's Office for Davidson County, Tennessee.

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 Plat Book Book 5200, page 603 and Plat Book 6250, page 598; Restrictions of record in Book 6815, page 800; Articles of Incorporation/ Charter of record in Book 7891, page 217; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5409 Hickory Park Drive, Antioch, TN 37013
(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 my hand this 8th day of July, 2016.

Orcenta Seay

State of Tennessee
County of Williamson

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

WITNESS my hand and official seal at Franklin, Tennessee, this 8th day of July, 2016.

Notary Public
My Commission Expires: _____

File No.: 23364

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019