398

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160070053 DEEDWARR
Recvd: 08/12/16 10:45 2 pgs
Fees: 13.00 Taxes: 619.75

20160812-0084141

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 5-8-17

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE KIMBERLY M. BALLEW

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
Courtney E. Wilson	First Community Mortgage Inc.	160-14-B-136.00 CO
(NAME)	(NAME)	
5840 Brentwood Trace	2102 Robert Rose Dr., Ste 101	
(ADDRESS)	(ADDRESS)	
Brentwood TN 31027	Murfreesboro TN 37129	
(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 **Courtney E. Wilson, a single person,** 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:

Situate in Davidson County, Tennessee, being Unit No. 5840 Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Davidson County, Tennessee, as shown on the Plat of Brentwood Trace Condominiums, as of record in Book 5200, Page 261 and described in a Master Deed recorded in Book 5524, page 415 and Book 5545, Page 510, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of such Unit.

Being the same property conveyed to Kevin Pellatiro and wife, Shannon Pellatiro, by Warranty Deed from Dale L. Finley and wife, Carla J. Finley, dated July 21, 2006, of record in Instrument No. 20060725-0089580, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Pellatiro Properties, LLC, by Quitclaim Deed from Kevin Pellatiro and wife, Shannon Pellatiro, dated October 30, 2006, of record in Instrument No. 20061102-0136128, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Kevin A. Pellatiro and wife, Shannon L. Pellatiro, by Quitclaim Deed from Kevin A. Pellatiro and Shannon L. Pellatiro, as successors in interest to Pellatiro Properties, LLC, a Tennessee Limited Liability Company that has been administratively dissolved by the State of Tennessee, dated March 4, 2011, of record in Instrument No. 20110315-0020386, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5840 Brentwood Trace, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Plat of record in Book 5200, page 261; Master Deed establishing a Horizontal Property Regime of Brentwood Trace Condominiums, of record in Book 5524, page 415 and Book 5545, page 510; By-Laws of record in Book 5524, page 424; Book 5537, page 988 and Book 5868, page 70; 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 4th day of August, 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 4th day of August, 2016.

Notary Public
My Commission Expires: _____

File No.: 23458

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016