Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $414,300.00

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2016.

Notary Public
My commission expires: 7.3.2017

Julie Hamilton
State of Tennessee Notary Public
Davidson County

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph Christ Caracci,, III 101 Holt Branch Nashville, TN 37211	New Owner 6944 Stone Run Dr. Nashville, TN 37211	180-03-0A-019.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Insana Homes LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joseph Christ Caracci, III and Elease Adel Caracci, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section 1B, Stone Creek Park of record in Plat Book 9700, Page 389, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Insana Homes LLC by Special Warranty deed from HSBC Mortgage Services Inc. of record in Instrument No. 20151216-0126571 Register's Office for Davidson County, Tennessee, dated December 07, 2015 and recorded on December 16, 2015.

This property is improved property known as **101 Holt Branch, Nashville, TN, 37211.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien due and payable, but not delinquent; (2) Subject to all matters shown on the Plan of record in Plat Book 9700, Page 389; (3) Subject to all matters shown on the PUD Boundary Plat of record in Plat Book 9700, Page 266; (4) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10324, Page 365, Book 10953 page 804, Instrument No. 20010719-0076875, and Instrument No. 20020722-0087705, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (5) Easement(s) of record in Book 6218 page 199, Book 10478 page 632, and Book 10716 page 596; (6) Charter of Stone Creek Park Homeowner's Association of record in Book 10324, page 358; (7) Water use Agreement in Book 6068 page 115; All of record in the said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160077429 DEEDWARR
Recvd: 09/02/16 15:20 2 pgs
Fees:13.00 Taxes:1532.91
20160902-0092883

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 2nd day of September, 2016.

Insana Homes LLC

By: _____
Mark Insana

Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Mark Insana,** Sole Member **for Insana Homes, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Sole Member.

Witness my hand and official seal at this the 2nd day of September, 2016.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2016074649