WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160094225 DEEDWARR
Recvd: 10/25/16 14:37 2 pgs
Fees:13.00 Taxes:917.60
20161025-0112791

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$248,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 2-29-2020

(AFFIX SEAL)

ERICH CHRISTY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

THIS INSTRUMENT WAS PREPARED BY

Bridgehouse Title 342 Cool Springs Blvd Franklin TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roseann C. Montanary	New Owner	173-09-0-B 015.00 CO
(NAME)	(NAME)	
4056 Barnes Cove Dr.		
(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, we, **Kevin Pellatiro and Shannon Pellatiro, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roseann C. Montanary, unmarried,** 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, Tennessee, being Lot No. 15 on the Plan of Barnes Cove, Section One, of record in Instrument Number 20020409-0043258, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Kevin Pellatiro and Shannon Pellatiro, husband and wife, by Warranty Deed from Tiffany P. Harwell and Bryan Harwell, wife and husband, dated March 21, 2005 and record in Instrument No. 20050329-0033761, Davidson County Register of Deeds.

unimproved ☐

This is improved ☑ property, known as 4056 Barnes Cove Drive, Antioch, TN 37013

(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 Grantors; all matters appearing on the Plan of record in Plat Instrument No. 20020409-0043258; restrictions of record in Instrument No. 20021217-0155806 and Instrument No. 20110720-0055565; easement for sanity sewers and/ or storm drainage granted to Metropolitan Government of Nashville/Davidson County of record in Instrument No. 20020201-0014182 and Instrument No. 20040413-0041473; charter of Barnes Cove Homeowners' Association, Inc. of record in Instrument No. 20021217-0155805; storm water detention agreement of record in Instrument No. 20020408-0042673 and Instrument No. 20030529-0072603; easement for ingress and egress of record in Book 5385, page 986; easement for public right of way of record in Book 5215, page 482; 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 ~~28th~~ 21st day of October, 2016.

Kevin Pellatiro 10/21/16

Shannon Pellatiro

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kevin Pellatiro and Shannon 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 ~~28th~~ 21st day of October, 2016.

Notary Public
My Commission Expires: _____

File No.: 24134

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