Davidson County DEEDWARR
Recvd: 01/19/17 15:04 3 pgs
Fees:18.00 Taxes:1324.60
20170119-0006184

~~T~~ 33413

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 358,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2017. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Travis J. Tellitocci	Farmington Mortgage	MAP 155-03-0D
6700 Cold Stream Drive	2002 Richard Jones Rd, suite 300A	PARCEL 049.00-CO
Nashville, TN 37221	Nashville, TN 37215	
(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, **Lance Greenwalt and wife, Suzanne Greenwalt**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis J. Tellitocci and Bobbi Sue Tellitocci, husband and wife**

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. 49 on the Plan of Section 1 Allens Green of record in Plat Book 7900, Page 632, 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 Lance Greenwalt and wife Suzanne Greenwalt by Warranty deed from Kevin Michael Major and wife Amy S. Major of record in Instrument No. 20130521-0051152 Register's Office for Davidson County, Tennessee, dated May 17, 2013 and recorded on May 21, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Subject to all matters shown on the Plan of record in Plat Book 7900, Page 632, Register's Office for Davidson County, Tennessee; (3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9231, Page 789, said Register's Office; (4) By-Laws of HOA of record in Book 9231, Page 816,said Register's Office; (5) Charter of HOA of record in Book 9231, Page 826, said Register's Office; (6) Quitclaim Deed for common area to HOA of record in Book 11411, Page 193, said Register's Office; (7) Easement for permanent drainage, etc., of record in Book 8278, Page 236, said Register's Office; (8) Stormwater detention agreement of record in Book 9278, Page 36, said Register's Office; (9) Agreement for dedication of easement for public utilities of record in Book 8626, Page 884, said Register's Office; (10) Easement of record in Book 9227, Page 976, in the Register's Office for Davidson County, Tennessee; (11) Subject to rights of others in and to the common areas and/or elements; (12) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6700 Cold Stream Drive, Nashville, TN 37221.**

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 the 17th day of January, 2017.

Lance Greenwalt

Suzanne Greenwalt

STATE OF TENNESSEE
COUNTY OF DAVISDON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lance Greenwalt** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of January, 2017.

My Commission expires: 1-6-20

DAVIDSON COUNTY, TN JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Suzanne Greenwalt** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of January, 2017.

My Commission expires: 1-6-20

DAVIDSON COUNTY, TN JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

