THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,000.00 Affiant Subscribed and sworn to before me, this 31 day of January, 2017. Notary Public My Commission Expires: 11/3/20

BILL GARRETT, Davidson County
Trans:T20170010394 DEEDWARR
Recvd: 02/03/17 11:45 2 pgs
Fees:13.00 Taxes:814.00
20170203-0011806

MEREDITH MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

WARRANTY DEED

Address New Owner: Jennifer & Aaron Triplett 2332 Fernwood Drive Nashville, TN 37216	Send Tax Bills to: Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, Virginia 23452	Tax Information: Tax Parcel ID No. 072-08-0-189.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AGNES FOGO, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JENNIFER and AARON TRIPLETT, married,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 275, as shown on the map entitled Dalewood, Section IV, of record Plat Book 1835, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 275 fronts 88 feet on the westerly side of Fernwood Drive and extends back 118 feet on the northerly line and 163.3 feet on the southerly line to a dead line measuring 100.4 feet thereon.

Being the same property conveyed to AGNES B. FOGO, MARRIED, by deed from FRANCES GAIL SMITH, UNMARRIED, of record in Instrument No. 20150805-0078178, dated August 3, 2015, said Register's Office.

The spouse of Agnes Fogo was not required to convey his marital interest in this property due to it being investment property, and has no homestead rights.

This is improved property commonly known as: **2332 Fernwood Drive, Nashville, Tennessee 37216.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2017.

Agnes Fogo by Anthony Scott Reall attorney in fact
AGNES FOGO
By: Anthony Scott Reall a/k/a Tony Reall, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANTHONY SCOTT REALL a/k/a TONY REALL**, as Attorney-in-Fact for **AGNES FOGO**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of AGNES FOGO, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of January, 2017.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public

My Commission Expires: _____