BILL GARRETT, Davidson County
Trans:T20170013106 DEEDWARR
Recvd: 02/13/17 13:49 2 pgs
Fees:13.00 Taxes:529.10
20170213-0014862

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M175847

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $143,000.00.

Patricia C. Penella
Affiant

Subscribed and sworn to before me,
This 10th day of February, 2017.

Amanda Vaughn
Notary Public
My commission expires: 5/5/2020

AMANDA VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

06-1612-76624

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Patricia C. Penella	Caliber Home Loans, INC.	064-12-0-A-626.00-CO
626 Weatherbeaten Pl	3701 Regent Blvd, Ste 180	
Hermitage TN 37076	Irving, TX 75063	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark Phy and wife, Mary Phy**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Patricia C. Penella, unmarried**, hereinafter called the Grantees, their successors 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 Unit No. 626, on the Plan of Fox Run Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as established by the Master Deed of record in Book 4956, Page 582; Book 5535, Page 713; as corrected in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; Book 8510, Page 95; and Book 8510, Page 92, and as shown on the plan of record in Book 6250, Page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Phy and wife, Mary Phy by deed from Karen D. Mallory O'Byrne, married, dated March 8, 2010, recorded March 10, 2010, of record in Instrument No. 20100310-0018351, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 626 Weatherbeaten Pl, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 10th day of February, 2017.

Mark Phy

Mary Phy

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mark Phy and Mary Phy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 10th day of February, 2017.

Notary Public
State of Tennessee at Large

My Commission expires: 04.03.2020

JACKIE MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY