This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Vito A. and Kylie Miulli
7894 Rainey Dr.
Antioch, Tennessee 37013

SEND TAX BILL TO:
Peoples Home Equity
150 N. Seven Oaks Dr.
Knoxville TN 37922

MORTGAGEE:
Peoples Home Equity
150 N. Seven Oaks Dr.
Knoxville TN 37922

Map/Parcel
#182060A03700CO

Davidson County DEEDWARR
Recvd: 03/27/17 11:39 2 pgs
Fees:13.00 Taxes:799.20
20170327-0029591

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kathi D. Eaton, a single woman,** hereinafter called the GRANTOR, bargained and sold, and by these presents, hereby transfer and convey unto **Vito A. Miulli and wife, Kylie Miulli**, 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. 37 on the Plan of Final Plat of Section One, Old Hickory Hills, as shown by plat and survey of record in Instrument #20011023-0115382, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathi D. Eaton, a single woman, by Warranty Deed from The Craig Company dated May 6, 2004, of record in Instrument #20040513-0056283, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **7894 Rainey Dr., Antioch, Tennessee 37013.**

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, GRANTOR covenants with the said GRANTEES that she is 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; and, GRANTOR, further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 **24th** day of **March, 2017.**

Kathi D. Eaton

Kathi D. Eaton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kathi D. Eaton,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of March, 2017.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $216,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-11-20

K. CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON