WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2017

Notary Public:

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Cassandra B. Austin Cipolla	Franklin American Mortgage Co.	Parcel ID:
7011 Bonnavent Drive	6100 Tower Circle, Ste 600	07408005000
Hermitage, TN 37076	Franklin, TN 37067	

FOR AND IN 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

Anita B. Calvin, Trustee of The Anita B. Calvin Trust under Trust Agreement dated June 21, 2001

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Cassandra B. Austin Cipolla , a married woman

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. 799, on the Plan of Section Seven, Hermitage Hills, of record in Plat Book 3300, Page 62 and 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Anita B. Calvin, Trustee of The Anita B. Calvin Trust Under Trust Agreement dated June 21, 2001, by deed from Jane C. Bedwell, of record in Instrument 20011106-0121483, said Register's Office, dated October 29, 2001.

This conveyance is subject to Restrictions of record in Book 3399, Page 446, amneded in Book 3404, Page 165, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 62 and 63, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7011 Bonnavent Drive, 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 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.

BILL GARRETT, Davidson County
Trans:T20170031832 DEEDWARR
Recvd: 04/17/17 12:32 2 pgs
Fees:13.00 Taxes:682.65
20170417-0036926

Witness my hand this 13th day of April, 2017.

Anita B. Calvin, Trustee of The Anita B. Calvin Trust under Trust Agreement dated June 21, 2001

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 Anita B. Calvin, Trustee of The Anita B. Calvin Trust Under Trust Agreement dated June 21, 2001, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Trustee of The Anita B. Calvin Trust Under Trust Agreement dated June 21, 2001, and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of April, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.