BILL GARRETT, Davidson County
Trans:T20170074676 DEEDWARR
Recvd: 08/28/17 10:23 2 pgs
Fees:13.00 Taxes:795.50
20170828-0087938

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jessica L. Rocco 761 Baugh Rd. Nashville, TN 37221	Farmington Mortgage 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	142100-079.00

THIS INDENTURE, made this 25th day of August, 2017 between

The Bernard Francis Forte, Sr. Family Trust,
Rebecca Forte Medlen, Trustee and Bernard Francis Forte, Jr., Trustee

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Jessica L. Rocco, an unmarried woman

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 5 on the Plan of Green Meadows, Section One, of record in Book 5050, Page 92, Register's Office for Davidson County, Tennessee. Said Lot 5 fronts 75 feet on the southerly margin of Baugh Road and extends 179.08 feet on the westerly line and 180.81 feet on the easterly line to a dead line in the rear, measuring 79.83 feet thereon.

Being the same property conveyed to The Bernard Francis Forte, Sr., Family Trust by Quitclaim Deed dated 11/29/16 from Bernard F. Forte, Sr. of record in Instrument No. 20161129-0125100 and by Deed dated 12/16/99 from Philip A. Rugh and wife, Kathryn J. Rugh of record in Instrument No. 19991217-0304348, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 761 Baugh Road, Nashville, TN 37221.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2017 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

The Bernard Francis Forte, Sr. Family Trust

Rebecca Forte Medlen, Trustee

Rebecca Forte Medlen, Trustee

Bernard Francis Forte, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rebecca Forte Medlen and Bernard Francis Forte, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of August, 2015.

Karen B. Heavener

Notary Public

Karen B. Heavener State of Tennessee Notary Public Davidson County

My Commission Expires: 7/8/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $215,000.00.

Affiant

Sworn to and subscribed before me, this 25th day of August, 2017.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County