Bill Garrett Davidson County
Batch# 33084 DEEDWARR
12/04/2017 04:03:23 PM 2 pgs
Fees: $13.00 Taxes: $788.10
20171204-0123616

SolmonParks File No. 80170145

NOTARY PUBLIC Kimberley C. Kindall My Commission Expires July 2, 2018 STATE OF TENNESSEE (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Wilson The actual consideration or value, whichever is greater, for this transfer is $213,000.00. Mary Gail Porter Affiant Subscribed and sworn to before me, this 27th day of November, 2017. Kimberley C Kindall Notary Public My commission expires: 7-2-2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lynzee Magliulo and Michael Magliulo	FranklinAmericanMortgage Co.	076-09-0-011.00
509 Pine View Court	6100 Tower Circle, Ste 600	
Hermitage, TN 37076	Franklin, TN 37067	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Cristina Wheeler, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michael Magliulo and Lynzee Magliulo, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 28 on the Plan of Stoner Mill, Section Two of record in Plat Book 6900, Page 904, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Cristina Wheeler, unmarried, by Warranty Deed from Meagan Altman, unmarried, of record as Instrument No. 20151006-0101749 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 509 Pine View Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of November, 2017.

Cristina Wheeler

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, Cristina Wheeler, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 27th day of November, 2017.

Notary Public
My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 80170145

SP 11/2015