Bill Garrett Davidson County
Batch# 57635 DEEDWARR
02/12/2018 10:37:16 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20180212-0013746

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Benjamin D. & Pierina E. D'Amico
305 Tyler Drive
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner

MAP/PARCEL 075-10-0-123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hannah Mazzaferro and Anthony James Mazzaferro, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Benjamin D. D'Amico and Pierina E. D'Amico, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Hermitage Estates of record in Plat Book 3300, Page (s) 70 & 71, 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 Hannah Mazzaferro and Anthony James Mazzaferro, wife and husband by Warranty deed from Michael Horvath, Jr, a single man of record in Instrument No. 20150323-0024866 Register's Office for Davidson County, Tennessee, dated March 17, 2015 and recorded on March 23, 2015.

This is improved property known as: **305 Tyler Drive, Hermitage, Tennessee 37076.**

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

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

Possession to be given 9th day of February, 2018.

WITNESS MY HAND on this the 9th day of February, 2018

Hannah Mazzaferro

Anthony James Mazzaferro

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson (BDH)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Hannah Mazzaferro and Anthony James Mazzaferro,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 9th day of February, 2018.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $205,000.00.

AFFIANT

Subscribed and sworn to before me this the 9th day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 7/5/21

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

File No: 180005