WARRANTY DEED

Bill Garrett Davidson County
Batch# 90025 DEEDWARR
05/08/2018 10:36:47 AM 2 pgs
Fees: $13.00 Taxes: $919.45

20180508-0043885

B-BR-18-8207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian S. Jamison	**People's Home Equity, Inc.**	
(NAME)	(NAME)	**181-14-0A-048.00-CO**
8207 Rossi Road	**5205 Maryland Way, Suite 100**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEREMY MALUCCI AND WIFE, THERESA MALUCCI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN S. JAMISON, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 48 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jeremy Malucci and wife, Theresa Malucci by Warranty deed from Jennifer Michelle Spears, unmarried of record in Instrument No. 20070122-0008575 Register's Office for Davidson County, Tennessee, dated January 22, 2007 and recorded on January 22, 2007 and Re-recorded on January 29, 2007 in Instrument No. 20070122-0008575.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050922-0114218, as supplemented in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, amended in Instrument No. 20061228-0160255, Instrument No. 20060731-0092350, Instrument No. 20070130-0012170, Instrument No. 20071129-0138690, affidavit in Instrument No. 20071213-0143550 and in Instrument No. 20080318-0027346, Instrument No. 20080226-0018882, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20081219-0121383, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas of record in Instrument Number 20051031-0130768 and Instrument No. 20071017-0123090, in the Register's Office for Davidson County, Tennessee.
- Easements to United States of America of record in Book 4424, Page 967, in the Register's Office for Davidson County, Tennessee.
- 200 foot TVA Transmission Line Easement of record in Book 4424, Page 967, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Public Utility & Drainage of record in Instrument Number 20051219-0151953, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050505-0050659, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8207 Rossi Road, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 3rd DAY OF MAY, 2018.

Jeremy Malucci

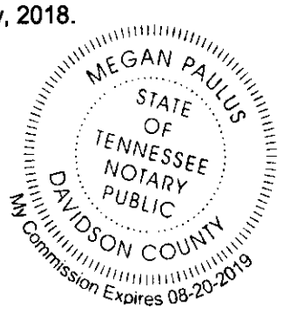
Theresa Malucci

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY MALUCCI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of May, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

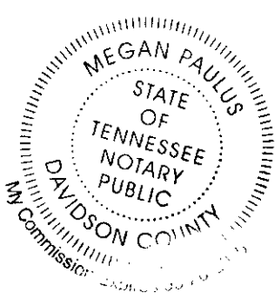


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THERESA MALUCCI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of May, 2018.

Notary Public
My Commission Expires: 8/20/19
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RETURN TO:
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