STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$221,000.00** (Two Hundred Twenty One Thousand).

AFFIANT

Subscribed to and sworn before me this 6th day of March, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY N. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

My Commission Expires SEPT 7, 2020

Karen Johnson Davidson County
Batch# 202802 **DEEDWARR**
03/06/2019 02:46:55 PM 2 pgs
Fees: $13.00 Taxes: $817.70

20190306-0020629

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Patrick A. Mastrianni and Monica D. Mastrianni<br>1906 Boxelder Alley<br>Hermitage, TN 37076 | Branch Banking & Trust Company<br>111 Millport Circle<br>Greenville, SC 29607 | 097020A26900CO |

# WARRANTY DEED

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, I/WE, **MICHAEL J. WEBB,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PATRICK A. MASTRIANNI, AN UNMARRIED MAN AND MONICA D. MASTRIANNI, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 269, SECTION 1, PHASE 3A, REVISION 1, VILLAGES OF RIVERWOOD, as shown on plat of record in Instrument 20110630-0050230, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Michael J. Webb, unmarried, by deed from Michael Wright, single, of record in Instrument No. 20141113-0104599, dated November 10, 2014 and recorded November 13, 2014, Register's Office for Davidson County, Tennessee.**

**Being also known as 1906 Boxelder Alley, Hermitage, Tennessee 37076.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( X ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**1906 BOXELDER ALLEY**<br>**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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2019025147

**WITNESS,** this 5th day of March, 2019

Michael J. Webb

**Michael J. Webb**

STATE OF FLORIDA )
COUNTY OF LEE )

On this 5th day of March, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Michael J. Webb** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained. FLDL Ex 09/11/2027

Witness my hand and official seal on this the 5th day of March, 2019.

Kalie Kirwan

Notary Public

Commission Expires: 04-13-2022

GG205107

KALIE KIRWAN
Notary Public - State of Florida
Commission # GG 205107
My Comm. Expires Apr 13, 2022
Bonded through National Notary Assn.