THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 206570 DEEDWARR
03/15/2019 04:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20190315-0024092

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Craig Ciali and Jenny Ciali 4828 Medalist Circle Hermitage, TN 37076	Same as new owner 4828 Medalist Circle Hermitage, TN 37076	085-04-0 A-206.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Ron Tarafa and Michelle Tarafa, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Craig Ciali and Jenny Ciali,husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 206 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 2D. Planned Unit Development, of record in Instrument No. 20141014—0094506, Register's Office for Davidson County, Tennessee. to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ron Tarafa and Michelle Tarafa, husband and wife, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record on September 1, 2015, at Instrument No. 20150901-0088604, Davidson County Register of Deeds.

This property is commonly known as 4828 Medalist Circle, Hermitage, TN 37076.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 15th **day of March, 2019**:

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 15 **day of March, 2019**:

Michelle Tarafa, by Attorney in fact

Michelle Tarafa

Ron Tarafa

STATE OF TENNESSEE

*SEE NOTARY ADDENDUM, ATTACHED

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michelle Tarafa** and **Ron Tarafa,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this _____ day of March, 2019:

Notary Public

My Commission Expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

STATE OF TENNESSEE

COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$430,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 15 DAY OF March, 2019:

Notary Public

My Commission Expires: 2-23-2021

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

NOTARY ADDENDUM

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ron Tarafa,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15 day of March, 2019:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILSON

On this 15TH day of March, 2019, before me personally appeared **Ron Tarafa**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Michelle Tarafa**, and who acknowledged that such person executed the same as the free act and deed of **Michelle Tarafa** .

Witness my hand and official seal, this 15 day of March, 2019:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)