Davidson County DEEDWARR
Recvd: 03/09/01 16:16 2pgs
Fees:11.00 Taxes:242.35
20010309-0023043

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WARRANTY DEED

This Indenture made this ~~31st~~ 28th day of ~~January~~ February, **2001** between **Jason P. Piccione and wife, Katherine Piccione, ,** GRANTOR, and **Brett A. Fairbridge and** Sheila **D. Oldham ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 54-A on the Plan of the Plan of the Zone Lot Division-Lots 49-62, 64, 65, 67-69, 71-73, 75, 76, 77 & 79, of Rachel's Square, Section Two, of record in Plat Book 5200, pages 623-625, amended in Plat Book 6250, page 541, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason P. Piccione and wife, Katherine F. Piccione by Warranty Deed from Phillip P. Piccione and wife, Janice L. Piccione of record in Book 9941, page 510, Register's Office for Davidson County, Tennessee. Said Warranty Deed has since been corrected and re-recorded simultaneously herewith.

Subject to in Plat Book 5200, pages 623 and 625, and amended in Book 6250, page 541, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 6619, page 777 amended in Book 8030, page 757, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 6619, page 782, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Book 6683, page 576, Register's Office for Davidson County, Tennessee.

Improved property known as 821 Rachels View, Hermitage, Tennessee 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 said Grantees 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **31st** day of **January, 2001.**

Jason P. Piccione

Katherine Piccione

County of Davidson

State of Tennessee

Personally appeared before ~~me, the undersigned, a~~ Notary Public in and for said County and State, the within named Jason P. Piccione and Katherine Piccione, the bargainor(s) 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 ~~25~~ day of ~~January~~, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ~~May 28 2002~~

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires May 28 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $65500

Affiant

Subscribed and sworn before me this ~~31st~~ 28th day of ~~January~~ February, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan. 21, 2003

MARLINA SLAUGHTER NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Brett A. Fairbridge
821 Rachels View
Hermitage, Tennessee 37076

Send Tax Bills to:

Map & Parcel Number:

Map 75-11 Parcel 132