WARRANTY DEED

ROBIN R. KELLER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: November 24, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 1602 W. Northfield Blvd., Suite 500, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Pieroni	Crown Mortgage Services	042-03-0-019.00
(NAME)	(NAME)	
910 Woods Lake Drive	833-C Wren Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Linda Radar**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Greg Pieroni**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 29 on the Plan of Primrose Acres, as of record in Plat Book 2663, page 107, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Linda Radar by Deed from Robert Gene Maxwell and wife, Beverly Carole Maxwell, of record in Instrument # 200206140072678, dated June 13th, 2002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2005, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Book 2663, page 107; restrictions of record in Book 2859, page 584; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 410 woods Lake Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the 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 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. 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 hand this 1st day of February, 2005.

Linda Radar
Linda Radar

Davidson County DEEDWARR
Recvd: 02/11/05 14:43 2 pgs
Fees:13.00 Taxes:436.60

20050211-0016141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Linda Radar, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 1st day of February, 2005.

Robin R. Keller
Notary Public

My Commission Expires: 11/24/08

ROBIN R. KELLER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY