Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/04/07 08:18 4 pgs
Fees:23.00 Taxes:555.00
20070604-0065593

ADDRESS NEW OWNER:
Christopher J. Pizzini
1236 McGrace Ln.
Nashville, TN 37220

SEND TAX BILL TO:
OWNER

MAP 61-16
GROUP
PARCEL 267

MORTGAGEE:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Margie Ann Roberts, individually and as Administratrix of the Estate of Johnny R. Roberts, deceased, and Richard Lee Roberts, Clinton Travis Roberts, and Shanna Renee Roberts Baskin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, does hereby transfer and convey unto **Christopher J. Pizzini and wife, Sandra H. Pizzini**, hereinafter called the GRANTEE, his 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 No. 36 on the Plan of the Resubdivision of Sunnymeade, Block "A", of record in Plat Book 974, page 57, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to L. D. Ralph Gearlds, Sr. and wife, Trella Gearlds, by deed from L. D. Gearlds, Jr. and Gail Gearlds, of record in Book 6286, page 194, Register's Office for Davidson County, Tennessee ("RODCT"); and further being the same property conveyed to L. D. Ralph Gearlds, Sr. by Final Decree of Divorce from Trella Mai Gearlds entered in the Probate Court for Davidson County, Tennessee, Docket No. 86D-9747, a certified copy of which is of record in Book 7630, page 494, RODCT; and further being the same property devised to Flora Orene Gearlds in the Last Will and Testament for L. D. Ralph Gearlds, Sr., deceased, of record in the Probate Division of the Circuit Clerk's Office for Davidson County, Tennessee and as evidenced by a Quitclaim Deed from Flora Orene Gearlds, Executrix of the Estate of L. D. Ralph Gearlds, Sr., deceased, of record in Book 11375, page 936, RODCT; and further being the same property devised to Johnny R. Roberts in the Last Will and Testament of Flora Orene Gearlds, deceased, of record in Probate Division of the Circuit Court Clerk's Office for Davidson County, Tennessee, Docket No. 05P-925; further being the same property inherited from

Johnny R. Roberts, deceased, under the laws of intestate succession in Tennessee by Margie Ann Roberts, his widow, and his children, Richard Lee Roberts, Clinton Travis Roberts, and Shanna Renee Roberts, as evidenced by an Affidavit of Heirship being recorded simultaneously herewith as Instrument No. 20070604-0065592 RODCT.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years and a Joint Driveway Easement of record in Book 5424, page 299, Register's Office for Davidson County, Tennessee.

This is **improved** property known as **1238 Sunnymeade Drive, Nashville, Tennessee 37216.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **23rd** day of **May, 2007.**

Richard Lee Roberts

Margie Ann Roberts, individually

Clinton Travis Roberts

Margie Ann Roberts, Administratrix of the Estate of Johnny R. Roberts, deceased

Shanna Renee Roberts Baskin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Margie Ann Roberts**, individually and as Administratrix of the estate of Johnny R. Roberts, deceased, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of May, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Richard Lee Roberts**, individually, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of May, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Clinton Travis Roberts**, individually, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of May, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Shanna Renee Roberts Baskin**, individually, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of May, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $150,000.00

AFFIANT

Subscribed and sworn to before me on this 23rd day of May, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008