03.

BILL GARRETT, Davidson County
Trans:T20100042752 DEEDWARR
Recvd: 07/13/10 08:20 3 pgs
Fees:18.00 Taxes:882.45

20100713-0054771

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $238,500.00

Affiant

Subscribed and sworn to before me, this 9th day of July, 2010.

Notary Public
My commission expires: 02/11/13

03-1006-36606

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Picirilli 206 Stoner's Glen Court Hermitage TN 37076	New Owner	075-15-0-A 206.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joyce Demonbreun Russell, Walter E. Demonbreun, Jr., Terry Glenn Demonbreun and Gary Wayne Demonbreun, devisees under Last Will and Testament of Walter E. Demonbreun, Sr., deceased, and Robert L. Russell, Jr. Executor of the Estate of Walter E. Demonbreun, Sr., deceased., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert Picirilli and wife, Clara Picirilli, hereinafter called the Grantees, their successors 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 Unit No. 206 on the Plan of Phase Three, Stoner's Glen, of record in Instrument No. 20010726-0079444, corrected in Instrument No. 20020319-0034160, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Stoner's Glen, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000526-0052723, amended in Instrument No. 20001215-0123565, Instrument No. 20020115-0006136, Annexation of Phase 4 of record in Instrument No. 20040115-0006286, corrected in Instrument No. 20040712-0082694, said Register's Office.

Being the same property conveyed to Walter E. Demonbreun and wife, Leona A. Demonbreun, by deed from Frank Batson Homes, Inc. dated May 29, 2003, recorded June 2, 2003, of record in Instrument No. 20030602-0074500, Register's Office for Davidson County, Tennessee. Leona A. Demonbreun having since died leaving Walter E. Demonbreun as surviving Tenant by the Entirety. Walter E. Demonbreun subsequently died and by Last Will and Testament of Walter E. Demonbreun, Sr. , Docket No. 09P-507, Seventh Circuit Court for Davidson County, Tennessee, (Probate Division) subject property was devised to Joyce Demonbreun Russell, Walter E. Demonbreun, Jr., Terry Glenn Demonbreun and Gary Wayne Demonbreun.

Walter E. Demonbreun and Walter E. Demonbreun, Sr. having been one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 206 Stoner's Glen Court, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind

ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of July, 2010.

Joyce Demonbreun Russell
Devisee under The Last Will & Testament
Of Walter E. Demonbreun, Sr.

Walter E. Demonbreun, Jr.
Devisee under The Last Will & Testament
Of Walter E. Demonbreun, Sr.

Terry Glenn Demonbreun
Devisee under The Last Will & Testament
Of Walter E. Demonbreun, Sr.

Gary Wayne Demonbreun
Devisee under The Last Will & Testament
Of Walter E. Demonbreun, Sr.

Robert L. Russell, Jr. Executor for the
Estate of Walter E. Demonbreun, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joyce Demonbreun Russell, devisee under The Last Will & Testament of Walter E. Demonbreun, Sr., deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 8th day of July, 2010.

Barbara C. Parrish
State of Tennessee at Large

My Commission expires March 5, 2012

BARBARA C. PARRISH
NOTARY PUBLIC AT LARGE
WILSON CO. TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walter E. Demonbreun, Jr., devisee under The Last Will & Testament of Walter E. Demonbreun, Sr., deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 8th day of July, 2010.

Barbara C. Parrish
State of Tennessee at Large

My Commission Expires: March 5, 2012

BARBARA C. PARRISH
NOTARY PUBLIC AT LARGE
WILSON CO. TENN

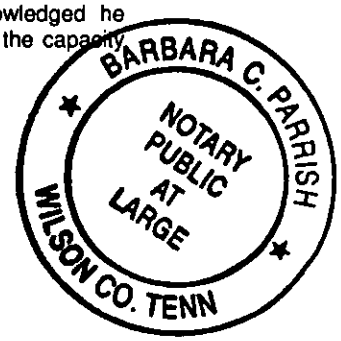
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terry Glenn Demonbreun, devisee under The Last Will & Testament of Walter E. Demonbreun, Sr., deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 8th day of July, 2010.

Barbara C. Parrish
State of Tennessee at Large

My Commission expires March 5, 2012



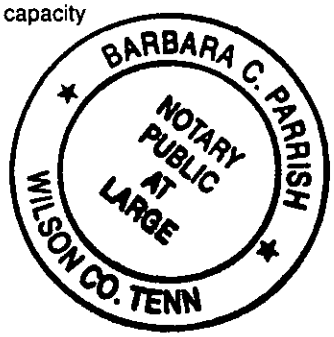
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary Wayne Demonbreun, devisee under The Last Will & Testament of Walter E. Demonbreun, Sr., deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 8th day of July, 2010.

Barbara C. Parrish
State of Tennessee at Large

My Commission expires March 5, 2012



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert L. Russell, Jr., Executor for the Estate of Walter E. Demonbreun, Sr., deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 8th day of July, 2010.

Barbara C. Parrish
State of Tennessee at Large

My Commission expires March 5, 2012

