03

Realty Title

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Rachelle Caudill
Affiant

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

Diane K. Mann
Notary Public
My commission expires: 02/11/13

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

03-1006-36592

Address of New Owner:	Send Tax Bills to:	Tax Information
Riccardo Cannone 301 Greenway Avenue Nashville TN 37205	New Owner	104-05-0 328.00

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, Robert E. Picirilli and wife, Clara Picirilli, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Riccardo Cannone and wife, Lisa Cannone, 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 Lot No "B" on the Plan of Greenway Subdivision, of record in Book 3106, Page 8, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Greenway Avenue at the corner of Lots A and B; thence with the line between said lots, southwesterly 100.1 feet to an iron pin; thence northwesterly 75 feet to the southerly margin of an alley; thence with the margin of said alley, northeasterly 78.83 feet to the beginning of a curve; thence around said curve, easterly 37.94 feet to the westerly margin of Greenway Avenue; thence with the margin of the same, southwesterly around a slight curve, 50.07 feet to the point of beginning.

Being the same property conveyed to Robert E. Picirilli and wife, Clara Picirilli, by deed from Eldon W. Oakes and wife, Mary Margaret Oakes and Donald E. Lewis and wife, Bernice G. Lewis, dated November 29, 1961, recorded November 30, 1961, in Book 3312, Page 231, Register's Office for Davidson County, Tennessee.

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 301 Greenway Avenue, Nashville, TN 37205

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.

BILL GARRETT, Davidson County
Trans:T20100042934 DEEDWARR
Recvd: 07/13/10 13:58 2 pgs
Fees:13.00 Taxes:1073.00
20100713-0054980

WITNESS my hand this 9th day of July, 2010.

Robert E. Picirilli

Clara Picirilli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert E. Picirilli and Clara Picirilli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 9th day of July, 2010.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

