WARRANTY DEED

Return TO:
Foundation Title
30 Burton Hills Blvd #175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2010.

Notary Public

MY COMMISSION EXPIRES: ~~March 05, 2014~~ 7.3.12

(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Guy W. Fetenstein	Same	08310005300
(NAME)	(NAME)	
129 13th Street NE		
(ADDRESS)	(ADDRESS)	
Washington, DC 20002		
(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, WE, Marsha Pieroni, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Guy W. Fetenstein, 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:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of McEwen Place, as of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 188 fronts 30 feet on the easterly side of 17th Street and runs back between parallel lines 128 feet to an alley.

Being the same property conveyed to Marsha Pieroni by Substitute Trustee's Deed recorded May 12, 2010 and recorded as Instrument No. 20100512-0036602, Register's Office for Davidson County, Tennessee.

TOGETHER WITH AND SUBJECT TO THE RIGHTS AND OBLIGATIONS SET FORTH IN THAT CERTAIN EASEMENT DEED OF RECORD AS INSTRUMENT NO. 20071026-0126916, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC. AS MAY BE SET FORTH ON THE PLAN OF MCEWEN PLACE OF RECORD IN BOOK 332, PAGE 133, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 408 North 17th Street, Nashville, TN 37206
(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 31st day of August, 2010.

Marsha Pieroni

Marsha Pieroni

BILL GARRETT, Davidson County
Trans:T20100065000 DEEDWARR
Recvd: 10/14/10 10:35 2 pgs
Fees:13.00 Taxes:814.00
20101014-0082269

STATE OF TENNESSEE

COUNTY OF Davidson

On this 31st day of August, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marsha Pieroni**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, DEANIE L. GREGORY

