WARRANTY DEED

R-VRES-11-116

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Steven K. Pregizer
Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven K. Pregizer	Wells Fargo Bank, NA #936 ISAOA/ATIMA	
116 Marshall Court	(NAME) 10401 Deerwood Park Blvd	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Jacksonville, FL 32256-0505	105-1-582.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAN BAKER PASS AND HUSBAND, LAWRENCE PASS; AND AND MINNA COOK GIOIA AND HUSBAND, BRADFORD GIOIA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEVEN K. PREGIZER AND TERESA M. PREGIZER, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 5, EDGEHILL ESTATES, SECTION NINETY-EIGHT REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4860, PAGE 54, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JAN BAKER PASS AND MINNA COOK GIOIA TO JAN BAKER PASS AND SPOUSE, LAWRENCE PASS, AS TO A 1/2 INTEREST, AND MINNA COOK GIOIA AND SPOUSE, BRADFORD GIOIA, AS TO A 1/2 INTEREST AS RECORDED ON THE 4TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070104-0001757; QUITCLAIM DEED FROM JAN PASS, MARRIED TO JAN BAKER PASS AND MINNA COOK GIOIA AS RECORDED ON THE 13TH DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061113-0140630 AND WARRANTY DEED FROM NOBLE PROPERTIES, INC. TO JAN PASS AS RECORDED ON THE 28TH DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060828-0105578, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 4860, PAGE 54; BOOK 6467, PAGE 713; BOOK 4220, PAGE 423; BOOK 623, PAGE 263; BOOK 7526, PAGE 624; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 116 Marshall Court, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20110048853 DEEDWARR
Recvd: 08/10/11 08:53 2 pgs
Fees:13.00 Taxes:638.25
20110810-0061491

Witness my/our hand(s) this 29th day of July, 2011.

Jan Baker Pass

Lawrence Pass by Jan Pass attorney in fact
Lawrence Pass by Jan Baker Pass as Attorney in Fact

Minna Gioia by Jan Pass attorney in fact
Minna Cook Gioia by Jan Baker Pass as Attorney in Fact

Bradford Gioia by Jan Pass attorney in fact
Bradford Gioia by Jan Baker Pass as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jan Baker Pass, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of July, 2011.

Notary Public

My Commission Expires: 10-16-11
(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jan Baker Pass, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Lawrence Pass, and Minna Cook Gioia and Bradford Gioia, and acknowledged that he/she executed the same as the free act and deed of the said Lawrence Pass, and Minna Cook Gioia and Bradford Gioia.

Witness my hand and official seal, this the 29th day of July, 2011.

Notary Public

My Commission Expires: 10-16-11
(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903