BILL GARRETT, Davidson County
Trans:T20120038323 DEEDWARR
Recvd: 05/24/12 13:32 2 pgs
Fees:13.00 Taxes:517.63
20120524-0045170

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF May, 2012.

NOTARY PUBLIC

My Commission expires: 4-23-14

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.844.6161 Facsimile: 888.422.5090

NAME

& ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
April L. Northcutt 3447 Shellbark Drive Whites Creek, TN 37189	~~Same~~ Primary Residential 4750 West Wiley Post Way Salt Lake City UT 84116	039-00-0-203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Eric Pistel, a married man

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

April L. Northcutt, & Christopher Northcutt, wife and husband

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Resubdivision of Reserve Parcels "B" "C" & "D", Hickory Hollow, of record as Plat Book 4675, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ERIC PISTEL, by deed from CAMERON V. STOKES and wife, KATRINA STOKES, of record as Instrument No. 20030718-0101210, dated July 10, 2003, said Register's Office. Being further conveyed to ERIC PISTEL by quit claim deed from CHRISTINA PISTEL MAJORS of record as Instrument No. 20120227-0016520, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 3447 Shellbark Drive, Whites Creek, Tennessee 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 21st day of May, 2012.

"GRANTORS"

Eric Pistel

Jamie Pistel

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Eric Pistel and Jamie Pistel, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2012.

My commission expires: 5/8/16
{Seal}

Notary Public

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires