THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 475,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June, 2012. Notary Public MY COMMISSION EXPIRES: 1-4-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120051342 DEEDWARR
Recvd: 07/12/12 12:57 2 pgs
Fees:13.00 Taxes:1757.50
20120712-0061317

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven J. Piller	OWNER	MAP 118-11-0
2824 Dogwood Place	2021 TRIMLESTON RD	PARCEL 093.00
Nashville, TN 37204	STATHAM, GA 30666-2518	
(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, **Gregg Rubin and wife, Heidi Rubin**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven J. Piller and Veronica J. Piller, husband and wife and Geoffrey Scott Piller**

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. 5 Block F on the Plan of Berry Hill Gardens of record in Plat Book 1130, page 36, Registers office for Davidson County, Tennessee.

Said Lot No. 5 of Block F fronts 78.0 feet on the easterly margin of Dogwood Place and extends back between parallel lines, 125.0 feet to a dead line.

Being the same property conveyed to Gregg Rubin and wife Heidi Rubin by deed from Mark A. Moseley and spouse Donna Kay Moseley as of record in Instrument NO. 20070726-0088706, Registers office for Davidson County, Tennessee, dated July 20, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **2824 Dogwood Place, Nashville, TN 37204.**

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 our hand(s) this the 25 day of June, 2012.

Gregg Rubin

Heidi Rubin

STATE OF New Jersey
COUNTY OF Hudson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregg Rubin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument, of the purposes therein contained.

Witness my hand and official seal this the 25 day of June, 2012.

My Commission expires: 9/27/15

JACQUELINE ANDREWS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/27/2015

Notary Public

STATE OF New Jersey
COUNTY OF Hudson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Heidi Rubin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25 day of June, 2012.

My Commission expires: 9/27/15

JACQUELINE ANDREWS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/27/2015

Notary Public