GSLM
Box 44

BILL GARRETT, Davidson County
Trans:T20120057261 DEEDWARR
Recvd: 08/02/12 15:18 2 pgs
Fees:13.00 Taxes:1737.15
20120802-0068741

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $469,500.00. Karen Howard Affiant Subscribed and sworn to before me, this 1st day of August, 2012. JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY Notary Public My Commission Expires: 9-22-2015

Address New Owner As Follows: Kelly Kirby Piovarcy and John S. Piovarcy 2414 Oakland Avenue Nashville, TN 37212	Send Tax Bills To: New Owner	Map-Parcel Number: 104-16-0-281

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Judith B. Danner, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kelly Kirby Piovarcy and husband, John S. Piovarcy**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 173 on the Map of Belmont Land Company s Plan, showing Subdivision of 10 Acres and Resubdivision of Lots Nos. 1-6 and 20-25 Ashwood Avenue East, as of record in Book 421, Page 34, Register s Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the easterly side of Oakland Avenue and runs back between lines 167.5 feet, more or less, on the northerly line and 175 feet on the southerly line, along the northerly margin of Beechwood Avenue, to an alley on which it measures 50 feet, more or less.

Being the same property conveyed to Judith B. Danner by deed from Naomi Craig, unmarried, of record as Instrument No. 20010521-0052224, dated May 17, 2001, said Register's Office.

This is not now nor has it ever been the primary residence of the Grantor herein.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 421, page 34, said Register's Office.

This is improved property known as: **2414 Oakland Avenue, Nashville, TN 37212.**

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 1st day of August, 2012.

Judith B. Danner by Raymond Louis Danner, Jr.,
Attorney-in-Fact, pursuant to Power of Attorney of
record in Inst. No. 20120802-0068740
Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Raymond Louis Danner, Jr., to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Judith B. Danner and who acknowledged that he executed the same as the free act and deed of Judith B. Danner.

WITNESS my hand, at office, this 1st day of August, 2012

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016