BILL GARRETT, Davidson County
Trans:T20120084584 DEEDWARR
Recvd: 11/05/12 15:32 2 pgs
Fees:13.00 Taxes:1801.90
20121105-0102040

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12092026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: ~~$487,000.00~~.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2012.

Notary Public
My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Morgan W. Jones 1908 Lombardy Ave Nashville TN 37215	New Owner	Tax Parcel ID No. 117-7-20.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John S. Piovarcy and wife, Kelly Kirby Piovarcy** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Morgan W. Jones and wife, Leigh Ann L. Jones** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, O. H. MASON SUBDIVISION-LOMBARDY AVENUE, as shown on plat of record in Instrument No. 20040330-0035570, 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 Warranty Deed from David P. Brandon, Sr. and wife, Carolyn W. Brandon to John S. Piovarcy and wife, Kelly Kirby Piovarcy as recorded on the 22nd day of March, 2005 in Instrument No. 20050322-0031190 and part of Warranty Deed from Nina Florence Green Hopkins, an unmarried person to David P. Brandon, Sr. and Carolyn W. Brandon, husband and wife as recorded on the 18th day of December, 2003 in Instrument No. 20031218-0180450, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O. H. MASON SUBDIVISION-LOMBARDY AVENUE, as recorded in Instrument No. 20040330-0035570.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1908 Lombardy Ave Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of November, 2012.

John S. Piovarcy

Kelly Kirby Piovarcy by John S. Piovarcy Attorney in Fact
Kelly Kirby Piovarcy by John S. Piovarcy, her 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, aforesaid, John S. Piovarcy, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John S. Piovarcy, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Kelly Kirby Piovarcy, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014