RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

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

CRT File No. 12112407

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $440,000.00

Affiant

Subscribed and sworn to before me, this 7th day of December, 2012.

Notary Public
My Commission Expires: June 21, 2016

TONYA BURRUS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON

BILL GARRETT, Davidson County
Trans:T20120094985 DEEDWARR
Recvd: 12/12/12 11:02 2 pgs
Fees:13.00 Taxes:1628.00

20121212-0114434

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Pietro Valdastri and Virginia Pensabene 504 Chesterfield Ave Nashville TN 37212	New Owner	Tax Parcel ID No. 10410016900

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, **Shannon B. Silva and husband, Shaun Patrick Silva** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pietro Valdastri and Virginia Pensabene, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Beginning at a point on the Northeasterly margin of Chesterfield Avenue, said point being a common corner of Lot Nos. 134 and 135, thence with the line between said lots Northeastwardly 180 feet to a point, thence Southeastwardly 81.9 feet to a point 21.9 feet Southeast of the corner of Lots Nos. 135 and 136; thence Southwestwardly 181 feet; more or less, to a point in the Northeasterly margin of Chesterfield Avenue, said point being 35 feet Southeast to the corner of Lots Nos. 135 and 136; thence with said margin of Chesterfield Avenue Northwestwardly 95 feet to the point of beginning.

Being the same property conveyed to Shannon B. Silva and husband, Shaun Patrick Silva by Warranty Deed from Robert F. Lance and wife, Diane S. Lance, recorded on the 26th day of March, 2003 in Instrument No. 20030326-0039561, 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.

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

This is improved property located at 504 Chesterfield Ave Nashville TN 37212.

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 7th day of December, 2012.

Shannon B. Silva

Shaun Patrick Silva

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shannon B. Silva and Shaun Patrick Silva, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 2012

Notary Public

My Commission Expires: _____

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