STATE OF TENNESSEE]
]
COUNTY OF WILSON]

This Instrument was prepared by:
KING, TURNBOW & BRISBY
Attorneys-At-Law
203 Third Avenue South
Franklin, TN 37064
(615) 794-5555

The actual consideration or value, whichever is greater,
For this transaction is $ 186,400.00

Affiant

Sworn to and Subscribed before me on this the
20th day of December, 2012

NOTARY PUBLIC

My Commission Expires: 3/15/15

DEBRA PAULSSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
John M. Pieroni			First Bank			095-070-118.00
(NAME)			(NAME)			
231 Fairway Drive			6131 Shallowford Rd, Ste 102			
(ADDRESS)			(ADDRESS)			
Nashville, TN 37214			Chattanooga, TN 37421			
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Raul Morales and wife, Maria A. Di Fonzo**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **John M. Pieroni and wife, Valerie E. Pieroni**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 30 and part of Lot No. 31, on the plan of Merry Oaks, as of record in Book 1835, Pages 67 and 68, Register's Office for said county, described together as follows:

Beginning on the Southeasterly margin of Fairway Drive at a point 10 feet Northeast of the corner of Lots No. 31 and 32; Thence with said drive Northeastwardly 153 feet to the corner of Lots No. 29 and 30; Thence with the said line of Lot No. 237; Thence with the Westerly line of Lots Nos. 237 and 238, and 239, Southwardly 234.2 feet to the Northerly line of the Baxter Property; Thence with said line Westwardly 114 feet to the corner of Lots no. 31 and 32; Thence with the line between said two lots Northwestwardly 53.7 feet; Thence Northeastwardly 10 feet; Thence Northwestwardly 325 feet to the beginning.

BILL GARRETT, Davidson County
Trans:T20120098313 DEEDWARR
Recvd: 12/26/12 10:23 2 pgs
Fees:13.00 Taxes:689.68
20121226-0118541

Being the same property conveyed to Raul Morales and wife, Maria A. Di Fonzo, by Warranty Deed Brenda J. Hudson and Roger W. Hudson, of record in Instrument No. 20120207-0010886, on February 7, 2012, Register's Office for Davidson County, Tennessee.

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 except for the following:

1. 2013 Davidson County Property Taxes, a lien, not yet due and payable to be paid by the Grantees in full when due;
2. Subject to any and all matters as recorded on a Plat for Merry Oaks in Plat Book 1835, Page 67 and 68, Register's Office for Davidson County, Tennessee.
3. Subject to right of way for public road(s).

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

Witness our hands this 20 day of December, 2012.

Raul Morales

MARIA ALEJANDRA DI FONZO
Maria A. Di Fonzo

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ LEWIS

On this the 20 day of December, 2012, before me personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Raul Morales and Maria A. Di Fonzo, whom I am personally acquainted or upon satisfactory evidence proved to me, and who acknowledged that they executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public
My Commission Expires: 5-21-15

STATE OF TENNESSEE NOTARY PUBLIC TONY L. MORGAN LEWIS COUNTY

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122