Davidson County	DEEDWARR
Recvd: 02/20/13 11:45	5 pgs
Fees:27.00 Taxes:0.00	
20130220-0016913	

This Instrument prepared by:
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462

Return To: ServiceLink, 4000 Industrial Boulevard, Aliquippa, PA 15001 2474 9134

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency which is hereby acknowledged by BRIAN PINARDI and MARY PINARDI formerly known as MARY WHITTINGTON, husband and wife, hereinafter referred to as "Grantor", do hereby grant, convey and warrant, unto BRIAN PINARDI and MARY PINARDI, husband and wife, as tenants by the entirety with rights of survivorship, whose mailing address is 1645 Glenridge Dr., Nashville, TN 37221, the following lands and property together with all improvements located thereon, in the County of Davidson, State of Tennessee:

All that parcel of land in City of Nashville, Davidson County, State of Tennessee, ID# 142-13-0-B13-70-0CO, being known and designated as:

Being Lot No. 137, on the Plan of First Revision Riverside, Phase 3, of record in Instrument No. 20010404-0032691, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 19315**

BFP

Being the same property conveyed to Sanwa Wang and wife, Xiaojuan Li by deed from Rochford Realty & Construction Company, dated June 15, 2005, of record in Instrument No. 20050628-0073889, Registers Office for Davidson County, Tennessee.

By fee simple deed from Sahwu Wang and Xiaojuan Li as set forth in Inst # 20060630-0078308 dated 06/30/2006 and recorded 06/30/2006, Davidson County Records, State of Tennessee. TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized in fee simple of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for matters of record and any taxes not yet due but constituting a lien which are assumed by Grantee; and that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

WITNESS the following signature and seal:

_____(seal)
BRIAN PINARDI

STATE OF TENNESSEE
COUNTY OF Davidson to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that BRIAN PINARDI has acknowledged the same before me in the County and State aforesaid, on this 4th day of Feb., 2013.

James A. Farley
Notary Public
My Commission expires: 5-24-16

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

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Mary Pinardi formerly known as Mary Whittington (seal)
MARY PINARDI formerly known as MARY WHITTINGTON

STATE OF TENNESSEE
COUNTY OF Davidson to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARY PINARDI formerly known as MARY WHITTINGTON has acknowledged the same

before me in the County and State aforesaid, on this 4th day of Feb, 2013.

James A. Farley
Notary Public
My Commission expires: 5-24-16

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Valuation Affidavit

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Mary Pinardi formerly known as Mary Whittington
Affiant

Subscribed and sworn to before me this
4th day of Feb, 2013

James A. Farley
Notary Public
Commission expires: 5-24-16

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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Grantors Name, Address
Brian Pinardi and Mary Pinardi formerly known as Mary Whittington
1645 Glenridge Dr., Nashville, TN 37221

Send tax statements to:
Grantees Name, Address
Brian Pinardi and Mary Pinardi
1645 Glenridge Dr., Nashville, TN 37221

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BFP

True Copy Certification

I, Kara Crees, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014
Notary Seal (if on Paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries