THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060131** JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,083,500.00. Affiant Subscribed and sworn to before me, this28th day of June, 2013. Notary Public My Commission Expires: 1-9-16

WARRANTY DEED

Address New Owner: Steven J. Puricelli and Anne M. Puricelli 412 Sunnyside Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11611004300

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, **William A. Mims and wife, Elisabeth Field Mims** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven J. Puricelli and Anne M. Puricelli, Husband and Wife**, ("Grantees"), its 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 No. 14, the Northerly 20 feet of Lot No. 13, and the Southerly 50 feet of Lot No. 15 on Block "E" on the Map of the Malone Property called Honeywood Subdivision, described according to an unrecorded plan made by W.B. Southgate, as follows: Beginning at an iron pin on the Easterly side of Sunnyside Drive 900 feet (incorrectly shown as 500 feet in prior conveyance) South of the Northerly line of Malone Avenue; thence Southerly with the Easterly side of Sunnyside Drive 170 feet; thence at right angles Easterly 281 feet to the Easterly line of the Malone property; thence Northerly with the Easterly line of said property 170 feet; thence at right angles Westerly 283 feet to the beginning.

Being the same property conveyed to William A. Mims and wife, Elisabeth Field Mims by Warranty Deed from Matthew Harris Kisber and wife, Paige Lowe Kisber, recorded on the 12th day of March, 2010 in Instrument No. 20100312-0018819, 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.

City of Belle Meade taxes for the year 2013 and thereafter, for tax parcel identification number 11611004300 , not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1495, Page 547.

This is improved property located at 412 Sunnyside Drive Nashville TN 37205.

BILL GARRETT, Davidson County
Trans:T20130057331 DEEDWARR
Recvd: 07/05/13 10:47 2 pgs
Fees:13.00 Taxes:4008.95
20130705-0069644

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 28th day of June, 2013.

William A. Mims

Elisabeth Field Mims

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William A. Mims and Elisabeth Field Mims, 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 28th day of June, 2013.

Notary Public

My Commission Expires: 