WARRANTY DEED

AMIE JO GRAVITT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/26/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annalisa P. Picco	First Bank	108160A04500CO
(NAME)	(NAME)	
1449 Timber Valley Dr	10 Parkway Commons	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Greer S.C. 29650	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brandon Lee Connell and Candace Kilgo Connell, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Annalisa P. Picco, unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Timber Ridge, of record as Instrument Number 20040113-0005330, said Register's Office to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Brandon Lee Connell and Candace Kilo Connell, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated March 31, 2005, and recorded in Instrument #20550405 0037359 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

1. Subject to easement and restrictions of record in Instrument 20050405-0037359, Register's Office of said County.
2. Charter of Timber Ridge Homeowner's Association, Inc., of record in Instrument #20040123-009124, Register's Office of said County.
3. Subject to Roadway Easement of Record in Book 10725, page 218, Register's Office of said County.

Rights of the public in and to the cemetery, with rights of ingress and egress thereto.

All matters on the Plan of Timber Ridge of record in Instrument #20040113-0005330, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130059911 DEEDWARR
Recvd: 07/15/13 10:03 2 pgs
Fees:13.00 Taxes:514.30
20130715-0072754

unimproved ☐
This is improved X property, known as 1449 Timber Valley Dr, Nashville, TN 37214

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, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this **28th** day of June, 2013.

Brandon Lee Connell

Candace Kilgo Connell

STATE OF ALABAMA
COUNTY OF Shelby

Personally appeared before me, the undersigned authority, **Brandon Lee Connell and Candace Kilgo Connell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of June, 2013.

Notary Public

My commission expires: 08/15/2015

Return to:
Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet TN 37122
615-773-0520

NOTARY PUBLIC