File 25124-3
Box 14

Return to: John T. Cook, P.C.

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0662

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of July, 2013

Notary Public
Commission Expires:

HOUSTON W. HOWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2017

BILL GARRETT, Davidson County
Trans: T20130062875 DEEDWARR
Recvd: 07/24/13 09:22 2 pgs
Fees: 13.00 Taxes: 739.63
20130724-0076336

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jared Pivaronas 7309 S. Colony Court Nashville, TN 37221	Wells Fargo Bank N.A. P.O. Box 11758 Newark, NJ 07101-4758	155-08-0B-039.00

WARRANTY DEED

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,

Davide Tuninetti, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jared Pivaronas, a single person

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. 39 on the Plan of South Colony at Riverbend, Phase I, as of record in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee.

SIAD Lot No. 39 fronts 38.00 feet on the southerly margin of South Colony Court and runs back 105.00 feet on the easterly line and 115.00 feet on the westerly line to a dead line in the rear on which it measures 123.55 feet.

BEING the same property conveyed to Davide Tuninetti, a single man, by Quitclaim Deed from Ferdinanda Cornaglia dated 10/12/07 and recorded 2/7/08 in Instrument Number 20080207-0012872, Register's Office for Davidson County, Tenneessee, **and by Quitclaim Deed of record in Instrument No.** 20130724-0076335, **said Register's Office.** Subject property has never been the principal residence of the spouse of Davide Tuninetti.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7309 S. Colony Court, Nashville, TN 37221.

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

Dated this the 19th day of July, 2013.

Davide Tuninetti

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Davide Tuninetti
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of July, 2013.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/21/17