When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684
File No. R131427

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130067468 DEEDWARR
Recvd: 08/06/13 14:12 2 pgs
Fees:13.00 Taxes:980.50
20130806-0082457

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52746
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
George Randell Christina Randell 1645 Glenridge Drive Nashville, Tennessee 37221	F&M Bank 10 Cadillac Way #100 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 142130B13700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Brian Pinardi and Mary Pinardi, husband and wife, as tenants by the entireties, with rights of survivorship,** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George Randell and Christina Randell, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Riverside, Phase 3, of record in Doc No. 20010404-0032691, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian Pinardi and Mary Pinardi, husband and wife as tenants by the entirety with rights of survivorship and Mary W. Pinardi a/k/a Mary Whittington, an unmarried woman, as tenants in common with the expressed rights of survivorship by Warranty deed from Brian Pinardi and Mary Pinardi formally known as Mary Whittington, husband and wife recorded on Feb. 20, 2013 of record in Doc No. 20130220-0016913, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Doc No. 20010404-0032691, said Register's Office, shows an owner's certificate, a minimum setback line and easement to which plan reference is hereby made for a more complete description. Covenants, Conditions, and Restrictions of record in Book 7405, page 780 amended in Doc No. 20040419-0044162, said Register's Office.

This is improved property, known as: 1645 Glenridge Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of July, 2013.

Brian Pinardi

Mary Pinardi

State of TENNESSEE
County of DAVIDSON

On this 30th day of July, 2013 , before me the undersigned authority, personally appeared Brian Pinardi and Mary Pinardi , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Sworn and subscribed before me this the 30th day of July, 2013

Notary Public

My Commission Expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016