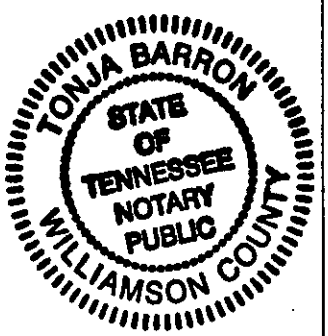
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-17334

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Picerne	NEW OWNER	181100D01000CO
(NAME)	(NAME)	
247 N. Westmonte Dr.		
(ADDRESS)	(ADDRESS)	
Attamonte Springs, FL 32714		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130091142 DEEDWARR
Recvd: 10/23/13 14:08 2 pgs
Fees:13.00 Taxes:1202.50
20131023-0110577

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mike Traczek and Toni Traczek , husband and wife,** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert Picerne and Gwyn Picerne , husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or 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. 10 on the Final Plat for Jackson Valley Subdivision, Section Two, of record in Instrument No. 200710120121332, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mike Traczek and Toni Traczek, husband and wife by Deed from Touchstone Builders Inc., dated 05/11/2012 and filed for record on 05/16/2012 in Instrument 201205160042348, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Instrument 200710120121332, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200703220035003, said Register's Office.
Restated and Amended Restrictions of record in Instrument 201107130053717, said Register's Office.
Storm Water Detention Agreement of record in Instrument 200605120055724, said Register's Office.
Charter of record in Instrument 200510070121055, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 441 High Point Terrace, Brentwood, TN 37027-8842
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 17th day of October, 2013.

Mike Traczek

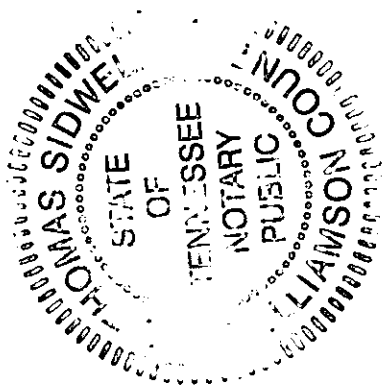
Toni Traczek

State of Tennessee
County of Williamson

Personally appeared before me Mike Traczek and Toni Traczek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of October, 2013.

Notary Public
My Commission Expires: 11/10/13



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027