BILL GARRETT, Davidson County
Trans:T20130095512 DEEDWARR
Recvd: 11/08/13 09:19 2 pgs
Fees:13.00 Taxes:666.00
20131108-0115907

THIS INSTRUMENT PREPARED BY:
James L. Grillot, Attorney
1215 Chatam Ridge Lane
Knoxville, TN 37932

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
4400 Harding Road, Suite 400
Nashville, TN 37205

Address New Owner(s)
Dee Ann Dominy
7469 Harness Drive
Nashville, TN 37221

Send Tax Bills To:
Sumner Bank and Trust
967A Grassland Place
Gallatin, TN 37066

Map & Parcel Nos.:
14202024000

WARRANTY DEED

THIS INDENTURE, made and entered into this **7th day of November, 2013**, by and between **Ashley Peziol and husband, Paul Peziol**, party of the first part, and **Dee Ann Dominy, a single woman**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS ($180,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

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. 268 on the Plan of Resubdivision Lots 268-277, Cross Timbers Subdivision, Section 5, of record in Plat Book 4300, Page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Ashley Peziol, married, from Ferdinanda G. Cornaglia Tuninetti, as surviving tenant by the entirety, by Warranty Deed dated March 25, 2002, of record in Instrument Number 20020403-0040172, in the Register of Deeds Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Ashley Peziol

Paul Peziol

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Ashley Peziol and husband, Paul Peziol,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this **7th day of November, 2013**.

Notary Public

My commission expires: 3/3/2014

MELINDA SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2014

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$180,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **7th day of November, 2013**.

Notary Public

My commission expires: 3/3/2014

MELINDA SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2014

PROPERTY ADDRESS:
7469 Harness Drive
Nashville, TN 37221
CS187000945