WARRANTY DEED

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 517,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

BOX 50-B

RETURN TO: CORP.

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Bernard Wyatt	New Owner	09213039900
(NAME)	(NAME)	
253 33rd Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 11th day of October, 2013 by and between **SUSAN PIETRAFESO AND RANDALL PIETRAFESO, WIFE AND HUSBAND,** party of the first part, and **JUSTIN BERNARD WYATT,** AND JEFFREY MCCONAUGHY CLARKE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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, to wit:

Land in Davidson County, being Lot 92, on the plan of Hortense Place, of record in Plat Book 161, Page 167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Susan Pietrafeso and Randall L. Pietrafeso, wife and husband by Deed from Robert D. Cook and Brittany N. Cook, dated 06/22/2012 and filed for record on 07/05/2012 in Instrument 201207050058918, Register's Office for 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, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans: T20130097788 DEEDWARR
Recvd: 11/18/13 10:18 3 pgs
Fees: 18.00 Taxes: 1912.90

20131118-0118652

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

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

SUSAN PIETRAFESO

RANDALL PIETRAFESO

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SUSAN PIETRAFESO, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11 day of OCT, 2013.

Commission expires: 11-15-16

JAMES R. BINGHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named RANDALL PIETRAFESO, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11 day of OCT, 2013.

Commission expires: 11-15-16

JAMES R. BINGHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

EXHIBIT A

All matters as set forth per Plat Book 161, Page 167, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument 200510310131161, said Register's Office.