BILL GARRETT, Davidson County
Trans:T20130102981 DEEDWARR
Recvd: 12/09/13 13:51 3 pgs
Fees:18.00 Taxes:111.00

20131209-0124854

WARRANTY DEED

Heather Lee
State of Tennessee
Notary Public
Rutherford Co.
Expires 6-18-17

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

N McKenney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2013.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 6-18-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167

13002135

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Biancheri	Robert J. Biancheri	
(NAME)	(NAME)	133 01 0 213.00
1651 Preston Pl.	1651 Preston Place	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Gary Lee Pastva, unmarried and Norma D. Snoddy, married, Cynthia Pastva, unmarried and Angelique Skorich-Pastva, unmarried, Kelly A. Cichowski, married and Kimberly L. Short, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert J. Biancheri, married** 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 part of Lot Nos. 434, 435 and 436, on the Map of Sunrise Heights, Second Plan, as of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee and being more particularly described as follows:
Beginning at a point in the south margin of High Street, 40.7 feet east of the southeast corner of said Street and Mays Avenue; thence east along High Street 48 feet to a point; thence southerly 150 feet to a point in the north margin of Elgin Street; thence with the north margin of Elgin Street west 48 feet to a point, which is 44 feet east of the northeast corner of Elgin Street and Mays Avenue; thence northerly 150 feet more or less to the beginning.

Being all of the same property conveyed to Thomas H. Appleby and wife, Rosie Lee Appleby by Installment Deed dated November 27, 1973 from Standard Development Corporation, a Tennessee corporation, of record in Book 4780, Page 420, Register's Office for Davidson County, Tennessee.

Rosie Lee Appleby was predeceased by her spouse, Thomas H. Appleby, vesting the property in her name as surviving tenant by the entirety. Rosie Lee Appleby died testate on November 20, 1989, devising property to Emma Loretta Pastva (being one and the same as Emma Loretta Johnson) and Gary Lee Pastva by order of Will of record in Docket Number 94061, Probate Office for Davidson County, Tennessee.

Emma Loretta Pastva (being one and the same as Emma Loretta Johnson) died intestate February 18, 2013, leaving her interest in the property to Gary Lee Pastva, Norma D. Snoddy, Cynthia Pastva, Michael S. Pastva, Kelly A. Cichowski and Kimberly L. Short as her sole heirs-at-law.

Michael S. Pastva died testate September 21, 2013, devising property to Angelique Skorich-Pastva, by Will of record in Probate Office for Lake County, Ohio.

The grantors Gary Lee Pastva, Norma D. Snoddy, Cynthia Pastva, Angelique Skorich-Pastva, Kelly A. Cichowski and Kimberly L. Short execute this conveyance as the heirs of Rosie Lee Appleby and/or the heirs of Emma Loretta Pastva (being one and the same as Emma Loretta Johnson).

Upon oath Gary Lee Pastva, Norma D. Snoddy, Cynthia Pastva, Angelique Skorich-Pastva, Kelly A. Cichowski and Kimberly L. Short warrant, covenant and certify that the afore described real property is not their homestead as defined by Statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **523 High Street, Nashville, Tennessee 37211**

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 do 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 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 5th day of December, 2013.

Gary Lee Pastva

Gary Lee Pastva

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Lee Pastva, the bargainor (s), 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 office this 5th day of December, 2013.

Commission expires: 6-18-17

Heather Lee
State of Tennessee Notary Public
Rutherford Co.
Expires 6-18-17

Heather Lee

Notary Public

Norma D. Snoddy

Norma D. Snoddy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norma D. Snoddy, the bargainor (s), 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 office this 5th day of December, 2013.

Commission expires: 6-18-17

Heather Lee
State of Tennessee Notary Public
Rutherford Co.
Expires 6-18-17

Heather Lee

Notary Public

Cynthia Pastva

Cynthia Pastva

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Pastva, the bargainor (s), 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 office this 5th day of December, 2013.

Commission expires: 6-18-17

Heather Lee
State of Tennessee Notary Public
Rutherford Co.
Expires 6-18-17

Heather Lee

Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 317
SMYRNA, TN 37167

Angelique Skorich-Pastva

Angelique Skorich-Pastva

STATE OF OHIO
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angelique Skorich-Pastva, the bargainor (s), 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.

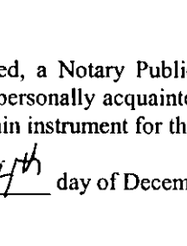
Witness my hand and official seal at office this 4th day of December, 2013.

Commission expires: 6-13-2017

Karen Domakovics
Notary Public

Kelly A. Cichowski

Kelly A. Cichowski



KAREN DOMAKOVICS, NOTARY
STATE OF OHIO
MY COMMISSION EXPIRES: 6/13/2017

STATE OF OHIO
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly A. Cichowski, the bargainor (s), 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 office this 4th day of December, 2013.

Commission expires: 6-13-2017

Karen Domakovics
Notary Public

Kimberly L. Short

Kimberly L. Short



KAREN DOMAKOVICS, NOTARY
STATE OF OHIO
MY COMMISSION EXPIRES: 6/13/2017

STATE OF OHIO
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly L. Short, the bargainor (s), 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 office this 4th day of December, 2013.

Commission expires: 6-13-17

Karen Domakovics
Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 317
SMYRNA, TN 37167

KAREN DOMAKOVICS, NOTARY
STATE OF OHIO
MY COMMISSION EXPIRES: 6/13/2017