File # G-25580-8 Box 14

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130106340 DEEDWARR
Recvd: 12/23/13 09:26 2 pgs
Fees:13.00 Taxes:1424.50
20131223-0129022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me, this 20th day of December, 2013.

Notary Public
My commission expires: 9/11/17

TIFFANY CARVALHO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1311-48810

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Bruce Burlason	Pinnacle Bank	180-02-0-A
1237 Beech Hollow Dr.	150 3rd Ave, Ste 900	
Nashville TN 37211	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Louis Catignani and wife, Jessica Catignani, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bruce Burlason and Alexandra Burlason, husband & wife, hereinafter called the Grantees, their successors 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 Lot No. 43, on the Plan of Section Two, The Ridge at Stone Creek, of record in Plat Instrument No. 20060120-0007577, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Louis Catignani by deed from Federal Home Loan Mortgage Corporation dated June 16, 2010 recorded July 12, 2010 of record in Instrument No. 20100712-0054526, said Register's Office.

Jessica Catignani, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest of any in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1237 Beech Hollow Dr., Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 20 day of December, 2013.

Louis Catignani

Jessica Catignani

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Louis Catignani and Jessica Catignani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 20 day of December, 2013.

State of Tennessee at Large

My Commission expires April 12, 2015