WARRANTY DEED

G-RP-13-119

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Christen W. Thorpe
Affiant

Subscribed and sworn to before me, this 20th DAY OF December, 2013.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
David V. Thorpe	First Financial Services, Inc	
244 Cherokee Road	(NAME) 6230 Fairview Road, Suite 450	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Charlotte, NC 28210	104-01-0 285.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER CANNISTRACI AND WIFE, ELIZABETH A. CANNISTRACI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID V. THORPE AND CHRISTEN W. THORPE, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that 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. 62, ON THE PLAN OF PART OF WEST GROVE SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 421, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER CANNISTRACI AND WIFE, ELIZABETH A. CANNISTRACI BY WARRANTY DEED DATED 07/19/2006 FROM WILLIAM G. BAKER, JR. AND WIFE, MARY K. KOHLES-BAKER OF RECORD IN INSTRUMENT NO. 20060724-0088514, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUSBSEQUENT YEARS; ALL MATTERS SET FORTH ON THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 87 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 119 39th Avenue North, Nashville, Tennessee 37209
(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 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 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.

BILL GARRETT, Davidson County
Trans:T20130108066 DEEDWARR
Recvd: 12/31/13 12:41 2 pgs
Fees:13.00 Taxes:1406.00

20131231-0131225

Witness my/our hand(s) this 20th day of December, 2013.

Christopher Cannistraci

Elizabeth A. Cannistraci

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Cannistraci and Elizabeth A. Cannistraci, the within named bargainor, 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, this the 20th day of December, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903