Davidson County DEEDWARR
Recvd: 04/21/14 07:34 3 pgs
Fees:18.00 Taxes:1165.50
20140421-0032466

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $315,000.00. Affiant Subscribed and sworn to before me, this the 17th day of April, 2014. Notary Public My commission expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

31723

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Katherine E. Giovanetti Victor E. Giovanetti	New Owner	131-11-0-J-001.00 CO (Lot A) 131-11-0-J-002.00 CO (Lot B)
1139 Battery Lane		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PINPOINT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE E. GIOVANETTI AND VICTOR E. GIOVANETTI**;**HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**WIFE AND HUSBAND

Land in Davidson County, Tennessee, being Lots A and B, together with the appurtenant interest in the common elements of Homes at 4600 Granny White Pike, a horizontal property regime with private elements established by Declaration in Instrument No. 20130904-0093085, Register's Office for Davidson County, Tennessee, said Lots being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon part of Lot No. 1 on the Plan of Subdivision of the J. T. Jenkins Home Place, of record in Plat Book 547, page 20, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pinpoint Properties, LLC, a Tennessee limited liability company, by deeds dated October 15, 2013, from Gurmit Advani, married, of record in Instrument No. 20131016-0108213, Register's Office for Davidson County, Tennessee (as to Lot A) and Instrument No. 20131016-0108211, Register's Office for Davidson County, Tennessee (as to Lot B).

Being part of the same property previously conveyed to Gurmit Advani by Deed from Roger Ray Witbeck and Pamela Moore and Kim Bruehler Twining of record at Instrument No. 20130220-0016819, Register's Office for Davidson County, Tennessee, dated February 15, 2013 and recorded on February 20, 2013.

Being part of the same property previously conveyed to Mickey M. Witbeck by Deed from Alta Jones Moser, of record in Book 9511, page 456, Register's Office for Davidson County, Tennessee, dated November 2, 1994 and recorded on November 3, 1994.

The said Mickey Witbeck died testate devising subject property to Roger Ray Witbeck, Pamela Moore and Kim Bruehler as evidenced by the Last Will and Testament of Mickey Witbeck filed in Docket No. 96P1290, in the Probate Court Clerk's Office for Davidson County, Tennessee.

This is unimproved property known as 4600 Granny White Pike, Lots A & B Nashville, TN, 37220.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of April, 2014.

PinPoint Properties, LLC, a Tennessee limited liability company

By: William Wood, Manager
Name: William Wood
Title: Manager/Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager/Authorized Member of PinPoint Properties, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of April, 2014.

J. Brooks Mills
Notary Public

My Commission Expires: 9-9-2014



True Copy Certification

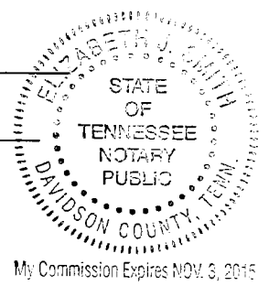
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires NOV. 3, 2015