THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,161,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 2014 Notary Public MY COMMISSION EXPIRES: March 8, 2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140027578 DEEDWARR
Recvd: 04/23/14 09:19 2 pgs
Fees: 13.00 Taxes: 4297.55
20140423-0034020

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George E. Mudter, Jr., Trustee	New Owner	MAP 116-11-0
412 Sunnyside Drive		PARCEL 043.00
Nashville, TN 37205		
(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, **Steven J. Puricelli and wife, Anne M. Puricelli**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George E. Mudter, Jr., Trustee with full power to mortgage, sell, convey, lease or otherwise alienate without the joinder of any beneficary**

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 Lot No. 14 on the Northerly 20 feet of Lot No. 13, and the Southerly 50 feet of Lot No. 15 of Block "E" on the Map of the Malone Property called Honeywood Subdivision, described according to an unrecorded plan made by W. B. Southgate as follows:

Beginning at an iron pin on the Easterly side of Sunnyside Drive 900 feet (incorrectly shown as 500 feet in prior conveyance) South of the Northerly line of Malone Avenue; thence Southerly with the Easterly side of Sunnyside Drive 170 feet; thence at right angles Easterly 281 feet to the Easterly line of the Malone property; thence Northerly with the Easterly line of said property 170 feet; thence at right angles Westerly 283 feet to the beginning.

Being the same property conveyed to Steven J. Puricelli and Anne M. Puricelli, husband and wife by deed from William A. Mims and wife Elisabeth Field Mims of record in Instrument No. 20130705-0069644, Registers office for Davidson County, Tennessee, dated June 28, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) 2014 taxes which have been prorated and assumed by Grantee; (2) Restrictions of record in book 1495, page 547; (3) Easements of record in Book 2797, page 353; (4) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **412 Sunnyside Drive, Nashville, TN 37205.**

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 hand(s) this the 21st day of April, 2014.

Steven J. Puricelli

Anne M. Puricelli

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 **Steven J. Puricelli** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of April, 2014.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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 **Anne M. Puricelli** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of April, 2014.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE