Return to: John T. Cook, P.C.

Box 14

File 25960-4

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 2014

Notary Public

MY COMMISSION EXPIRES: 4/6/17

(AFFIX SEAL)

DEBORAH M. O'NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140034213 DEEDWARR
Recvd: 05/16/14 09:56 2 pgs
Fees:13.00 Taxes:2497.50

20140516-0042115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Forbes Paul Collard	**First Tennessee Bank National Assoc**	MAP
2005 Cedar Lane	**511 Union Street, Ste 400**	PARCEL 117-03-0-054.00
Nashville, TN 37212	**Nashville, TN 37219-9000**	
(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, I, **Joel A. Pezzano**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Forbes, unmarried and Paul Collard, unmarried**

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:

Being part of Lot No. 20 on the map of Richard M. Atkinson's lots on Cedar Lane, not of record, and described as follows:

Beginning at a point in the southerly margin of Cedar Lane, 192 feet west of the southwest corner of Cedar Lane and Hazelwood avenue, as shown on the plan of Belmont terrace annex no, 4, of record In book 974, page 97, register's office for said county, being the northwest corner of the property conveyed to Drury P. Allen and wife, Vera opal Allen, by deed from A. D. Hagerty and wife, of record In book 1290, page 45, said registers office, said point being the common northerly corner of Lots Nos. 20 and 21 of said Richard M. Atkinson's lots; thence with the westerly line of said Drury P. Allen property, southerly 393.5 feet to a point; thence easterly 5 feet to the westerly line of a 5 foot strip conveyed to said Drury P. Allen by deed from Valli H. Rogers, of record In book 1248, page 85, said register's office; thence in a southerly direction, along the westerly line of said strip, 175.9 feet to a point in the northerly margin of the Tennessee central railroad right-of-way, said point being 15 feet northwest of the southwest corner of Lot No. 21 on said plan of lots; thence in a northwesterly direction, along the northerly margin of said right-of-way, 111.8 feet to the common corner of Lots nos. 19 and 20; thence In a northerly direction, and with the dividing line between Lots Nos. 19 and 20, 500 feet to a point in the southerly margin of cedar lane; thence with the southerly margin of cedar lane, in an easterly direction 100 feet to the point of beginning.

There is included In the above described tract, but excluded therefrom the following property conveyed to the State of Tennessee by warranty deed from John V. Owen and Harriet Owen Morrow, of record in book 4745, page 866, register's office for Davidson county, Tennessee, more particularly described as follows:

Beginning at a point In the West boundary of this property, said point being south 10 degrees 30 minutes west 325 feet from the Intersection of the said west boundary and the south margin of cedar lane, said intersection being east 800 feet from the east margin of Hillsboro road; thence south 39 degrees 16 minutes east 117.9 feet to a point; thence south 12 degrees 02 minutes west 166.4 feet to a point in the north right of way of the Tennessee Central Railroad; thence; along the said north right of way northwesterly along curve left having a radius of 1,482.4 feet for 111.5 feet to a point In the said West Boundary; thence along the said West Boundary North 10 degrees 38 minutes East 171.5 feet to the point of beginning and containing 14,946 Square feet.
Being the same property conveyed to Joel A. Pezzano by deed from Norman Gary Parks, Sr. and Diane Allen Parks of record in Instrument No. 20061221-0157615 Register's Office for Davidson County, Tennessee, dated December 15, 2006 and recorded on December 21, 2006.

Being also known as 2005 Cedar Lane Nashville, TN 37212.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2005 Cedar Lane, Nashville, TN 37212.**

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 ____ hand( ) this the 15th day of May, 2014.

Joel A. Pezzano

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joel A. Pezzano** 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 15th day of May, 2014.

My Commission expires: 9-13-15

Cathy Sue Kennedy
Notary Public

CATHY SUE KENNEDY
Notary Public, State of Texas
My Commission Expires
September 13, 2015