This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $295000.00.

Affiant

Subscribed and sworn before me this the 29th day of May, 2014.

Notary Public
My commission expires: 8/16/14

BILL GARRETT, Davidson County
Trans:T20140038700 DEEDWARR
Recvd: 06/03/14 11:13 2 pgs
Fees:13.00 Taxes:1091.50
20140603-0047764

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Paul Mascitti 405 Scott Avenue Nashville, TN 37206	same address as new owner	083-02-0-260.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KRISTIN ARNOLD PEARSON AND DEREK E. PEARSON, WIFE AND HUSBAND hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PAUL MASCITTI AND ANNETTE MASCITTI, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lots No. 1 and 2 on the unrecorded Plan of a Resubdivison of Lots Nos. 16 and 17 on the original plan of Bownsville of record in Book 21, page 9, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the westerly margin of Scott Avenue 300.0 feet north of the northerly margin of Greenwood Avenue, being the northeast corner of the property conveyed to W.B. Sneed and wife, E.R. Civils, Jr. by Deed recorded in Book 766, page 757, said Register's Office; thence with the northerly line of the Civils property, westwardly 155.0 feet to the Easterly line of the H.A. Howe Property, thence with said Howe's easterly line, northwardly 60.0feet; thence eastwardly 155.0 feet to the westerly margin of Scott Avenue; thence with same southwardly 60.0 feet to the beginning.

Being the same property conveyed to Kristin Arnold Pearson and husband, Derek E. Pearson by Quitclaim Deed from Kristin Arnold n/k/a Kristin Pearson and Derek Pearson of record in Instrument No. 20090319-0024569; dated March 9, 2009; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 405 Scott Avenue, Nashville, TN 37206.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 29th day of May, 2014.

Kristin Arnold Pearson

Derek E. Pearson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kristin Arnold Pearson and Derek E. Pearson, 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 and official seal this 29th day of May, 2014.

My commission expires:

1/15/17

Notary Public

