BILL GARRETT, Davidson County
Trans:T20140040280 DEEDWARR
Recvd: 06/09/14 09:50 2 pgs
Fees:13.00 Taxes:4347.50
20140609-0049762

THIS INSTRUMENT PREPARED BY:
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ATTORNEYS AT LAW
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FRANKLIN, TN 37065
Telephone (615) 790-2444
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STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Davidson)
The actual value or consideration, whichever is greater, for this transfer is $1,175,000.00.

Nancy Enoch
Affiant

Sworn to and subscribed before me this 30 day of May, 2014.

Priscilla C. Urbanek
Notary Public
My Commission Expires: March 8, 2016

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Steven and Anne Puricelli	4304 Warner Place	~~Owner~~ Farmington Financial	
4304 Warner Place		2003 Richard Jones Rd	153-L-E-037.00
Nashville, TN 37205	Nashville, TN 37205	#350-A Nashville TN 37215	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Richard Landis** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Steven J. Puricelli and wife, Anne M. Puricelli** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Warner Place Subdivision, of record in Plat Book 5200, page 504, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Landis and wife, Tracey S. Landis by deed from Peaches G. Blank Simpkins of record in Book 8084, page 309, Register's Office for Davidson County, Tennessee, dated 4/2/1990 and recorded on 4/9/1990. The said Richard Landis and Tracey S. Landis having since divorced. The said Tracey S. Landis pursuant to the terms of in the Final Decree of Divorce in the Second Circuit Court for Davidson County, Tennessee, Appearance No. 97D-2328 did Quitclaim all her interest she may have in said property to Richard Landis of record in Book 11093, page 876. See also Deed in Instrument No. 20070703-0079540.

Being the property commonly known as 4304 Warner Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 28 day of MAY, 2014.

Richard Landis

David Martinez
Notary Public
Pima County, Arizona
My Comm. Expires 04-03-17

STATE OF Arizona)
COUNTY OF Pima)

Personally appeared before me, David Martinez, the undersigned, a Notary Public, in and for said State and County, **Richard Landis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee this the 28 day of May, 2014.

NOTARY PUBLIC
My Commission Expires: 04/03/2017