ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
James A. Jeanette and Scott J. Pigna 950 Coarsey Drive, Nashville, TN 37217	New Owners	MAP 107-13-0A PARCEL 050.00 CO
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205. #14739		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, WAYNE J. BUCY (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto JAMES A. JEANETTE and SCOTT J. PIGNA (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 950, FOUR MAPLES CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 283, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a particular description of said property.

Being the same property conveyed by Warranty Deed from American Homes, Inc. to Wayne J. Bucy, unmarried as recorded on the 1st day of February, 1984 in Deed Book 6224, Page 450; Warranty Deed from Wayne J. Bucy, unmarried to American Homes, Inc. as recorded on the 9th day of January, 1984 in Deed Book 6211, Page 141 and Warranty Deed from Jack Driver and Son, Inc. to Wayne J. Bucy, unmarried as recorded on the 28th day of October, 1980 in Deed Book 5670, Page 248, in the Register's Office of Davidson County, Tennessee.

This is improved real property located at 950 Coarsey Drive, Nashville, Tennessee 37217.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOUR MAPLES CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 283 but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Chapter of Four Maples Homeowners Association recorded in Book 5853, Page 14.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FOUR MAPLE CONDOMINIUMS Condominium of record in Book 5657, Page 438, corrected in Book 5660, Page 185, as amended by instrument(s) of record in Book 9263, Page 512 and Instrument No. 20051012-0122820; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

BILL GARRETT, Davidson County
Trans:T20140042661 DEEDWARR
Recvd: 06/17/14 09:25 2 pgs
Fees:13.00 Taxes:155.40
20140617-0052575

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $42,000.00.
(
(
(Subscribed and sworn to before me
(this 13th day of June, 2014.
(
(My Commission Expires: 10-18-16

Affiant

Notary Public

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 13th day of June, 2014.

Wayne J. Bucy

STATE OF TENNESSEE}
COUNTY OF MADISON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Wayne J. Bucy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that they executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 17th day of June, 2014.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires: Notary Public