BILL GARRETT, Davidson County
Trans: T20140047620 DEEDWARR
Recvd: 07/03/14 10:45 2 pgs
Fees: 13.00 Taxes: 924.63

20140703-0058763

WARRANTY DEED

ET-14-3300

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF June, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-05-15
(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica N. VanAmburg	Regions Bank d/b/a Regions	
164 Tulip Grove Point	(NAME) 2050 Parkway Office Circle	086120A11500CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID E. DIPIERO AND WIFE, TAMARA S. DIPIERO, AS JOINT TENANTS BY ENTIRETY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSICA N. VANAMBURG, AN UNMARRIED WOMAN,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land located in the 2nd Civil District of Davidson County, Tennessee, within the 12th Councilmanic District and being known and designated as all of Lot No. 115 on the plat entitled, "Resubdivision of Open Space "B", Section One and Lot 23 and Open Space "C", Section Two, Tulip Grove Pointe", as shown on the plat of the same of record in Instrument No. 20120515-0041997, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of said property.

Being the same property conveyed to Wright Farms, L.L.C., a Tennessee limited liability company by Special Warranty Deed from Universal Builders, LLC, a Tennessee limited liability company, dated May 30, 2012, and of record in Instrument No. 20120604-0048002, Register's Office for Davidson County, Tennessee. Also being a portion of the same property conveyed to Universal Builders, LLC, a Tennessee limited liability company by Warranty Deed from Earheart Realty & Construction Co., Inc, a Tennessee corporation, dated June 29, 2004, and of record in Instrument No. 20040630-0077759, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David E. Dipiero and wife, Tamara S. Dipiero, as tenants by the entirety by Warranty Deed from Wright Farms, L.L.C., a Tennessee limited liability company, recorded on the 10th day of December, 2012 in Instrument No. 20121210-0113785, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 164 Tulip Grove Point, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 27th day of June, 2014.

David E. Dipiero

Tamara S. Dipiero

STATE OF Tennessee

COUNTY OF Wilson

On this the 27th day of June, 2014, before me personally appeared David E. Dipiero and wife, Tamara S. Dipiero, as Joint Tenants by Entirety to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of June, 2014.

Notary Public

My Commission Expires: 10-05-15

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520