

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$140,000.00.**

Affiant

Subscribed and sworn to before me, this the 10 day of July, 2014.

Notary Public

My commission expires: 10/26/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nicholas J. Letellier	**First Community Mortgage** **245 Heritage Park Drive** **Murfreesboro, TN 37129**	**149-04-0A-020.00 CO**
701 Griggs Place		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AMIKA BERRIOS F/K/A AMIKA PUGIELLI AND SALUSTIANO F. BERRIOS, WIFE AND HUSBAND AND AMALIA GONZALEZ, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NICHOLAS J. LETELLIER, A SINGLE PERSON,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Town View, of record as Instrument No. 20080320-0028273, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to AMIKA PUGIELLI AND SALUSTIANO F. BERRIOS, WIFE AND HUSBAND AND AMALIA GONZALEZ, AN UNMARRIED WOMAN, by Deed from TOWNVIEW HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated September 6, 2013, of record as Instrument No. 20130910-0095440, said Register's Office. The said, Amika Pugielli having since changed her name and is now known as Amika Berrios.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **701 Griggs Place, Nashville, TN 37217**.

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, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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.

BILL GARRETT, Davidson County
Trans:T20140050832 DEEDWARR
Recvd: 07/16/14 09:19 2 pgs
Fees:13.00 Taxes:518.00
20140716-0062676

Witness my/our hand(s) this 10 day of July, 2014.

Amika Berrios by [signature] Atty in fact
Amika Berrios by Peter Penrose, Attorney in Fact

Salustiano F. Berrios by [signature] Atty in fact
Salustiano F. Berrios by Peter Penrose, Attorney in Fact

Amalia Gonzalez by [signature] Atty in fact
Amalia Gonzalez by Peter Penrose, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Peter Penrose, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for **Amika Berrios**, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Amika Berrios**, the within named bargainor, by the said Peter Penrose as such Attorney-in-fact.

Witness my hand, at office, this 10 day of July, 2014.

[signature]
Notary Public

My Commission Expires: 12/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Peter Penrose, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for **Salustiano F. Berrios**, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Salustiano F. Berrios**, the within named bargainor, by the said Peter Penrose as such Attorney-in-fact.

Witness my hand, at office, this 10 day of July, 2014.

[signature]
Notary Public

My Commission Expires: 12/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Peter Penrose, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for **Amalia Gonzalez**, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Amalia Gonzalez**, the within named bargainor, by the said Peter Penrose as such Attorney-in-fact.

Witness my hand, at office, this 10 day of July, 2014.

[signature]
Notary Public

My Commission Expires: 12/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY