BILL GARRETT, Davidson County
Trans:T20140051447 DEEDWARR
Recvd: 07/17/14 13:21 2 pgs
Fees:13.00 Taxes:375.55

20140717-0063357

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Nancy J. Pizzulo	NEW OWNER	Parcel ID:
4844 Mockingbird Lane		085150A00400
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James H. Cloyd, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Nancy J. Pizzulo , unmarried

hereinafter called the GRANTEES, their 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 Unit No. 104, on the Plan of Spring Place Condominiums, filed as an exhibit to the Master Deed of record in Book 5780, Page 229 and amended in Book 7213, Page 121; Book 7242, Page 924 and Instrument 20020709-0082174, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which reference is hereby made for a more complete and accurate description of said Unit.

BEING the same property conveyed to James H. Cloyd by deed from Dolt Lee Cross and Cynthia D. Cross, of record in Instrument 20100415-0028528, dated April 13, 2010, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6780, Page 229; Book 7213, Page 121; Book 7242, Page 924; and Instrument 20020709-0082174, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5780, Page 229 and amended in Book 7213, Page 121; Book 7242, Page 924; and Instrument 20020709-0082174, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 104 Spring Place Drive, Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 16th day of July, 2014.

James H. Cloyd

STATE OF MINNESOTA
COUNTY OF Ramsey

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Cloyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 2014.

My Commission Expires: Jan 31, 2019 John Paul Knoll
Notary Public