mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

(3)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140053867 DEEDWARR
Recvd: 07/25/14 11:23 2 pgs
Fees:13.00 Taxes:643.80
20140725-0066254

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Elizabeth L Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of July, 2014.

Ruth M. Foran
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Vincent Pirani	Franklin American	173090A68700CO
(NAME)	(NAME)	
2713 Dracut Ln	501 Corporate Centre dr, ste.400	
(ADDRESS)	(ADDRESS)	
Nashville 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Four Thousand And No/100 Dollars ($174,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David Middleton and Elizabeth Middleton, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vincent Pirani**, 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 Lot No. 732, as shown on plan of Section One, Phase 8, Lenox Village, of record in Instrument No. 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to April G. Pierce, a single person by Warranty Deed dated 06/29/2007 from Regent Homes, LLC, a Tennessee Limited Liability Company and filed of record in Instrument No. 20070703-0079526, said Register's Office.

Further being the same property conveyed to David Middleton and Elizabeth Middleton, husband and wife, by Warranty Deed dated March 8, 2013 from April G. Pierce, a single person and filed of record in Instrument No. 20130312-0024287, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2713 Dracut Ln, Nashville, TN 37211

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, has 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 our hands this 21st day of July, 2014.

David Middleton by Diane Crawford Attorney in Fact

David Middleton by Diane Crawford Attorney In Fact

Elizabeth Middleton by Diane Crawford Attorney in Fact

Elizabeth Middleton by Diane Crawford 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 Diane Crawford, to me known (or porved to me on the basis of satisfactory evidence) to be the perosn who executed the foregoing instrument on behalf of David Middleton, as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of David Middleton, for the purposes therein contained.

Witness my hand and official seal, this the 21st of July, 2014.

Laurie Mathis Harris
Notary Public

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-25-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Diane Crawford, to me known (or porved to me on the basis of satisfactory evidence) to be the perosn who executed the foregoing instrument on behalf of Elizabeth Middleton, as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Elizabeth Middleton, for the purposes therein contained.

Witness my hand and official seal, this the 21st of July, 2014.

Laurie Mathis Harris
Notary Public

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-25-18