WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140056065 DEEDWARR
Recvd: 08/01/14 11:39 2 pgs
Fees:13.00 Taxes:599.40

20140801-0068961

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 $ 162,000.00

Kimberly D Underwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2014.

Patricia Nicholls
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:
Kimberly D. Underwood	First Community Mortgage, Inc.	Parcel ID:
5015 Southfork Blvd.	275 Robert Rose Drive	063160C00800CO
Old Hickory, TN 37138	Murfreesboro, TN 37129	

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

Chris Piciacchia and wife, Michele Piciacchia

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

Kimberly D. Underwood, a single person

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. 8, as shown on the Plan of Hermitage Springs Townhomes, Section One, of record as Instrument 20010801-0081514, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chris Piciacchia, unmarried, by deed from The Eli Corp., a Tennessee corporation, of record in Instrument 20050302-0022978, dated February 23, 2005, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20001206-0120233 amended in Instrument 20020130-0013464; 20031006-0147712; 20031031-0160338; 20040225-0022056; 20060703-0078830; 20060815-0100265; 20010712-0074536 amended in 20030808-0113486, 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 Instrument 20010801-0081514, said Register's Office; (3) Right of Ingress and Egress to Cemetery located on or near property; (4) Ingress and Egress Easement of record in Book 6267, Page 296 and 298, Register's Office for said County; (5) Sewer and Drainage Easement to Metropolitan Government of record in Book 16044, Page 186, 190 and 194, Register's Office for said County; (6) Easement for flow of Cumberland River; (7) Storm Water Detention Agreement of record in Instrument 20041110-0135663, Register's Office for said County; (8) Public Utility Easement of record in Book 8007, Page 232, 237, and 240, Register's Office for said County.

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 5015 Southfork Blvd., Old Hickory, TN 37138

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 31st day of July, 2014.

Chris Piciacchia

Michele Piciacchia

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2014.

My Commission Expires: 8/23/16

Notary Public

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