BILL GARRETT, Davidson County
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20140818-0074394

PREPARED BY AND RETURN TO: Home Surety Title & Escrow, LLC, 5583 Murray Road, Suite 120, Memphis, TN 38119, (901) 737-2100, File No.: 20140503

WARRANTY DEED

THIS INDENTURE, made and entered as of this the ~~XXXXXXXXXXXXXX~~ 15th day of August, 2014, by and between:

Phil J Dupler and Sally H Dupler, husband and wife,
party of the first part, and

John Pellicciotti, unmarried,
party of the second part,

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the party of the second part, hereinafter called GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, the party of the first part, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the GRANTEES, their heirs and assigns, a certain tract or parcel of land of Davidson, County State of Tennessee, described as follows, to-wit:

Lot 64, The Plan of West Grove Subdivision as shown on plat of record in Plat Book 421, Page 87 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed herein by Quit Claim Deed filed for record 10/31/2008 at Instrument No. 20081031-0108531, as shown in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

2014 Davidson County taxes are not yet due and payable; Subdivision Restrictions, Building Lines and Easements of record recorded at Plat Book 421 Page 87 as shown in the Register's Office of Davidson County, Tennessee.

INVESTMENT PROPERTY: THE GRANTEE HEREIN WARRANTS, COVENANTS, AND CERTIFIES THAT THE SUBJECT PROPERTY IS NOT HIS/HER/THEIR HOMESTEAD AS DEFINED BY STATUTE.

This document was prepared from information furnished by the parties herein for which the preparer assumes no responsibility.

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 the signature of the party of the first part the day and year first above written.

Phil J Dupler

Sally H Dupler

State of Florida County of Collier

Personally appeared before me, the undersigned Notary Public in and for said State and County, Phil J Dupler and Sally H Dupler, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at the office, 17 day of June, 2014.

Notary Public

My Commission Expires:
Jan 12 2016

JENNIFER TERWILLIGER NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires January 12, 2016 EE152067

RD/SHD

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $319,000.00, which amount if equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 15th day of August, 2014.

Notary Public

My Commission Expires:

KRISTI ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 11-17-2014

Mail Tax Bills to:
John Pellicciotti
2511 Birch Tree Drive
Germantown, TN 38138

Property Owner & Address:
John Pellicciotti
2511 Birch Tree Drive
Germantown, TN 38138

Tax Parcel ID No.: 10405 001500

Property Address:
115 39th Avenue
Nashville, TN 37209