THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102257**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $218,000.00. Affiant Subscribed and sworn to before me, this 3rd day of November, 2014. Notary Public My Commission Expires: 9/10/18

BILL GARRETT, Davidson County
Trans:T20140083445 DEEDWARR
Recvd: 11/05/14 09:01 2 pgs
Fees:13.00 Taxes:806.60
20141105-0102069

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Benjamin Pellicani and Amber Glenn Pellicani 257 Burgandy Hill Road Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172120A13800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Kevin Williams and Christi Williams, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Benjamin Pellicani and Amber G. Pellicani, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 90, PLAN OF SECTION NINE, BRADFORD HILLS, as shown on plat of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page 414, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Kevin Williams and wife, Christi Williams by Warranty Deed from Bradley C. Hill and wife, Trisha K. Hill, recorded on the 13th day of May, 2005 in Instrument No. 20050513-0054127, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the PLAN OF SECTION NINE, BRADFORD HILLS, as recorded in Plat Book 7900, Page(s) 6, as amended in Plat Book 7900, Page 414.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8069, Page 170 and Book 8681, Page 252.

Covenants, Conditions and Restrictions as set forth in Quitclaim Deed recorded in Book 8154, Page 304 and Book 9779, Page 672.

Terms and provisions of by-Laws of Bradford Hills Homeowners' Association, Inc. recorded in Book 8071, Page 531.

Terms and provisions of the Articles of Incorporation of Bradford Hills Homeowners' Association, Inc. recorded in Book 8071, Page 520.

Deed of Conveyance recorded in Book 8377, Page 769 and Book 8377, Page 808.

This is improved property located at 257 Burgandy Hill Road Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of November, 2014.

William Kevin Williams

Christi Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Kevin Williams and Christi Williams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of November, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018