File Box 8

BILL GARRETT, Davidson County
Trans:T20140090290 DEEDWARR
Recvd: 12/02/14 14:53 3 pgs
Fees:18.00 Taxes:998.63
20141202-0110561

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 56964
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lannie Boswell 110 39th Avenue N Nashville, Tennessee 37209	New owner

TAX MAP PARCEL NUMBERS: Part of 10405001700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$269,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Anthony Pellicciotti as Executor and Thomas Anthony Pellicciotti and Sarah Elizabeth Pellicciotti as devisees under the Last Will and Testament of Elizabeth Crewe Longworth Pellicciotti, deceased,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lannie Boswell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of West Grove Subdivision of record in Book 421, page 109, Register's Office for said County, to which Plan reference is made for a complete description.

Being part of the same property conveyed to Bessie Thomas Longworth by Deed from John H. Longworth, an unmarried man, dated July 26, 1945 and recorded on September 4, 1945, of record in Book 1344, page 118, Register's Office for Davidson County, Tennessee. The said Bessie Thomas Longworth has since died. By Affidavit of Heirship of record in Doc. No. 20010703-0070273, said Register's Office, Elizabeth L. Pellicciotti was established as the heir at law of Bessie Thomas Longworth. By Quitclaim Deed of record in Doc. No. 20010703-0070274, said Register's Office, subject property was conveyed to Elizabeth L. Pellicciotti. The said Elizabeth L. Pellicciotti has since died. The Last Will and Testament of Elizabeth Crewe Longworth Pelliciotti of record in Docket No. 13P2027 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Thomas Anthony Pellicciotti as Executor and devised all property to Thomas Anthony Pellicciotti and Sarah Elizabeth Pelliociotti.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 109, said Register's Office.

This is improved property, known as 110 39th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of November, 2014

Thomas Anthony Pellicciotti,
Executor of the estate of
Elizabeth Crewe Longworth Pellicciotti

Thomas Anthony Pellicciotti, Devisee under the Last Will and Testament of Elizabeth Crewe Longworth Pellicciotti

State of Tennessee

County of Shelby

On this 20th day of November, 2014, before me the undersigned authority, personally appeared Thomas Anthony Pellicciotti, as Executor and as Devisee under the Last Will and Testament of Elizabeth Crewe Longworth Pellicciotti, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 4/27/16

Davidson

LEIGH ANN MERWIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath the the actual consider or value, which is greater, for this transfer is $269,900.00.

Affiant

Sworn and subscribed before me this 26th day of November, 2014

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18 day of November, 2014

Sarah Elizabeth Pellicciotti

Sarah Elizabeth Pellicciotti, Devisee under the Last Will and Testament of Elizabeth Crewe Longworth Pellicciotti

State of Tennessee

County of Putnam

On this 18 day of November, 2014, before me the undersigned authority, personally appeared Sarah Elizabeth Pellicciotti, as Devisee under the Last Will and Testament of Elizabeth Crewe Longworth Pellicciotti, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 12/27/15

ERIK J. MCALPIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM