File Box 8

BILL GARRETT, Davidson County
Trans:T20140090290 DEEDWARR
Recvd: 12/02/14 14:55 3 pgs
Fees:18.00 Taxes:998.63
20141202-0110563

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

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

W & I Ref: (DKM) Title No.: 56982
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert E. Phipps 4508 Yancey Dr. Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: Part of 104-05-17.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$239,000.00**, 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, Executor for the Last Will & Testament of Elizabeth Crewe Longworth Pellicciotti, deceased, Sarah Elizabeth Pellicciotti, Devisee under the Last Will and Tesament of Elizabeth Crewe Longworth Pellicciotti, deceased, and Thomas Anthony Pellicciotti, Devisee 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 **Robert E. Phipps** 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. 72 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 hereby made for a more complete description.

Together with the easements and other rights set forth in the Easement and Joint Driveway Agreement recorded in Instrument No. 20141202-0110562, Register's Office for Davidson County, Tennessee.

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; The Plan, with Owner's Certificate, of record in Book 421, Page 109, said Register's Office, to which plan reference is hereby made for a more complete description; Easement and Joint Driveway Agreements of record in Instrument No. 20141202-0110562, said Register's Office.

This is unimproved property, known as 108 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 ____ day of November, 2014

Sarah Elizabeth Pellicciotti

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

Sarah Elizabeth Pellicciotti

State of Tennessee Putnam

County of Putnam

On this 24th 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.

Darla Mills

Darla Mills
Notary

My Commission Expires: 3.21.17

3.21.17

DARLA MILLS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

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.

Leigh Ann Merwin
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 20th day of November, 2014

Notary

My Commission Expires: _____

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