WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MC4-1503

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)

BILL GARRETT, Davidson County
Trans:T20140091326 DEEDWARR
Recvd: 12/05/14 14:29 2 pgs
Fees:13.00 Taxes:1348.84
20141205-0111812

W & I Ref: (DM) Title No.: 56986
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Toye Piccirilli Kyle D. Piccirilli 513 Logwood Briar Court Brentwood, TN 37027	CHURCHILL MORTGAGE CORP., 761 Old Hickory Blvd.,#400 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 172130A02100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$364,550.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles S. Daniel and Janeen E. Daniel, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Toye Piccirilli and Kyle D. Piccirilli, wife and husband,** 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. 90 on the Plan of Williams Grove, Section One of record in Book 9700, pages 580, 581 and 582, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles S. Daniel and Janeen E. Daniel, husband and wife, by Warranty Deed from Michael S. Kueker and Monique E. Kueker, husband and wife, dated October 24, 2011 and recorded on July 9, 2012 of record in Doc. No. 20120709-0059964, Register's Office for Davidson County, Tennessee.

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 9700, pages 580, 581 and 582, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10741, page 678, amended in Book 11643, page 316, Doc. No. 20010514-0049490, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 513 Logwood Briar Court, Brentwood, TN 37027

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 2nd day of December, 2014.

Charles S. Daniel

Janeen E. Daniel

State of Tennessee

County of Davidson

On this 2nd day of December, 2014, before me the undersigned authority, personally appeared Charles S. Daniel and Janeen E. Daniel, 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:

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

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $364,550.00.

Affiant

Sworn and subscribed before me this 2nd day of December, 2014.

Notary

My Commission Expires: 6-1-15

DEBORAH L. BASSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015