Davidson County DEEDWARR
Recvd: 02/12/15 09:33 7 pgs
Fees:38.00 Taxes:943.50
20150212-0012904

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

After Recording Mail To:
NATIONAL LINK
300 CORPORATE CENTER DRIVE
SUITE 300
MOON TOWNSHIP PA 15108
ORDER# 480435

Warranty Deed
DOCUMENT TITLE

This Instrument prepared by:

5/3

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
2409 Main Street, (South) Ashland, Kentucky 41101
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: NationalLink, 300 Corporate Center Drive, Suite 300, Moon Township, PA 15108

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Teresa K. Mollette and Robert W. Mollette	Teresa K. Mollette and Robert W. Mollette	155-03-0C-038.00
8057 Poplarwood Road	8057 Poplarwood Road	
Nashville, TN 37221-4677	Nashville, TN 37221-4677	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Two Hundred Fifty-Five Thousand and 00/100 Dollars ($255,000.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, NATHAN B. PIATT and AMANDA E. PIATT, husband and wife, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto TERESA K MOLLETTE and ROBERT W MOLLETTE, wife and husband, as joint tenants with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is 8057 Poplarwood Road, Nashville, TN 37221-4677, their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Being Lot No. 38 on the Plan of Poplar Wood, Section II, Revision One, A Planned Unit Development, as of record in Book 9700, Page 587, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 42490**

BEING the same property as conveyed by Warranty Deed from Timothy J. Stransky and Mary Frances Stransky, to Nathan B. Piatt and Amanda E. Piatt, husband and wife, as set forth in Doc. # 20131108-0115977, dated 10/30/2013 and recorded 11/08/2013, in the Office of the County Register of Deeds for Davidson County, State of Tennessee.

TAX ID NO.: 155-03-0C-038.00

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 8057 Poplarwood Road, Nashville, TN 37221-4677.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28 day of January, 2015.

NATHAN B. PIATT

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462, 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 42490**

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that NATHAN B. PIATT, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name(s), on this 28 day of January, 2015.

Notary Public
My Commission expires:

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
May 05, 2015

Amanda E. Piatt
AMANDA E. PIATT

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that AMANDA E. PIATT, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 28 day of January, 2015.

Notary Public
My Commission expires:

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
May 05, 2015

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462, 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 42490**

VALUATION AFFIDAVIT

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 $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Amanda E. Pruitt
Affiant/Grantee

Subscribed and sworn to before me this 28 day of January, 2015.

Notary Public
My Commission expires:

PEGGY L. MEHANNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
May 5, 2015

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

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Exhibit "A"
Legal Description

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AS FOLLOWS:

BEING LOT NO. 38 ON THE PLAN OF POPLAR WOOD, SECTION II, REVISION ONE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 9700 PAGE 587, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY AS CONVEYED BY DEED FROM TIMOTHY J. STRANSKY AND MARY FRANCES STRANSKY TO NATHAN B. PIATT AND AMANDA E. PIATT, HUSBAND AND WIFE, AS SET FORTH IN DOC# 20131108-0115977, DATED 10/30/2013 AND RECORDED 11/08/2013, DAVIDSON COUNTY RECORDS.

Tax/Parcel ID: 155-03-0C-038.00

True Copy Certification

I, ALYSSA WELCH, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Welch

Alyssa Welch

State of PA

County of ALLEGHENY

Personally appeared before me, Jocilyn M. Fiedorczyk, a notary public for this county and state, Alyssa Welch who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jocilyn M. Fiedorczyk

Jocilyn M. Fiedorczyk

My Commission Expires: _____

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jocilyn M. Fiedorczyk, Notary Public
Moon Twp., Allegheny County
My Commission Expires June 22, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES