This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15048

BILL GARRETT, Davidson County
Trans:T20150027232 DEEDWARR
Recvd: 04/13/15 09:23 2 pgs
Fees:13.00 Taxes:1056.35
20150413-0032100

Send Tax Bills To:
New Owner

New Owner is:
Kevin Mattice
938 Neuhoff Lane
Nashville, TN 37205

MAP: 129-11-0

PARCEL: 044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James P. Giordano and wife, Jolynne Giordano**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kevin Mattice and wife, Rory K. Mattice**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **938 Neuhoff Lane, Nashville, TN 37205**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 189 on the Plan of Warner Park Valley, Section 1, of record in Book 3600, Pages 12, 13, and 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to James P. Giordano and wife, Jolynne Giordano, by Warranty Deed from Kathleen Bermingham-Mitchell and Virginia A. Eddy, dated 3/29/01 and recorded 4/9/01 in Instrument No. 20010409-0034979, in the Register's Office of Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8 day of April, 2015.

GRANTOR(S):

JAMES P. GIORDANO

JOLYNNE GIORDANO

ACKNOWLEDGEMENT

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James P. Giordano and wife, Jolynne Giordano**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 8TH day of April, 2015.

KAREN M. HOYT
Notary Public - Arizona
Pinal County
My Comm. Expires Oct 14, 2015

Karen M. Hoyt
NOTARY PUBLIC
My Commission Expires: 10/14/2015

KMH
~~**STATE OF TENNESSEE**~~
~~**COUNTY OF** Davidson~~

STATE OF Arizona
COUNTY OF Maricopa

$285,500.00

The actual consideration or value, whichever is greater, for this transfer is ~~$295,000.00~~.

AFFIANT

SWORN TO and subscribed before me this the 8TH day of April, 2015.

KAREN M. HOYT
Notary Public - Arizona
Pinal County
My Comm. Expires Oct 14, 2015

Karen M. Hoyt
NOTARY PUBLIC
My commission expires: 10/14/2015