THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32266-03-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $267,000.00. Affiant Subscribed and sworn to before me this 31st day of March, 2015. Notary Public My Commission Expires: 9/10/18

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: William Sealy 1238 Sunnymeade Dr. Nashville, TN 37216	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 061 16 0 267 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher J. Pizzini and wife, Sandra H. Pizzini**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Sealy, an unmarried man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1238 Sunnymeade Dr., Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150027449 DEEDWARR
Recvd: 04/13/15 13:27 3 pgs
Fees:18.00 Taxes:987.90
20150413-0032377

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of March, 2015.

Christopher J. Pizzini

Sandra H. Pizzini
BY: Christopher J. Pizzini, Attorney-In-Fact

ATTORNEY IN FACT

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christopher J. Pizzini**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2015.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 3, 2015

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christopher J. Pizzini**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Sandra H. Pizzini** and is authorized by the said **Sandra H. Pizzini** to execute this instrument on her behalf.

Witness my hand, at office, this 31st day of March, 2015.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of the Resubdivision of Sunnymeade, Block "A", as of record in Plat Book 974, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher J. Pizzini and wife, Sandra H. Pizzini, by deed dated May 23, 2007 from Margie Ann Roberts, individually and as Administratrix of The Estate of Johnny R. Roberts, deceased, and Richard Lee Roberts, Clinton Travis Roberts, and Shanna Renee Roberts Baskin, of record in Instrument No. 20070604-0065593, Register's Office for Davidson County, Tennessee.

Together With a Joint Driveway Agreement as more fully described in Book 5424, page 299, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 974, page 57, Register's Office for Davidson County, Tennessee.
4. Subject to Joint Driveway Agreement of reocrd in Book 5424, page 299, Register's Office for Davidson County, Tennessee.