This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1161**

BILL GARRETT, Davidson County
Trans:T20150045963 DEEDWARR
Recvd: 06/10/15 15:23 2 pgs
Fees:13.00 Taxes:566.10
20150610-0055001

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/04/2015**, by and between **Timothy Alan Brown, Sr. and Shirely Dawn Brown, Husband and Wife** parties of the first part, and **Jonathan Pulcini and wife Allison Pulcini,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 58 on the Map of West Park Addition, as of record in Book 2330, page 39, Register's Office for Said County.

Said Lot No. 58 fronts 52 feet on the south side of Couch Drive and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Martha Lucille Brown by The Last Will and Testament of Kenneth Oscar Brown, of record in Instrument Number 200001280009205, Register's Office for Davidson County, Tennessee. Martha Lucille Brown died 08/10/2013 leaving Timothy Alan Brown, Sr., as her only Heir at Law

Shirley Dawn Brown joins in to convey any and all martial rights in said property.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **09106014400**
☒ Improved **5813 Couch Drive, Nashville, TN 37209**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Timothy Alan Brown, Sr.

Shirley Dawn Brown

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Timothy Alan Brown, Sr. and Shirley Dawn Brown** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 4th day of June, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Jonathan Bruce Pulcini and Allison Joyce Pulcini**

and Address: **5813 Couch Drive, Nashville, TN 37209**

Mail tax bills to New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$153,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 4th day of June, 2015..

Notary Public

My Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018