STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$407,000.00** (Four Hundred Seven Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of June, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016 (NOTARY SEAL)

BILL GARRETT, Davidson County
Trans: T20150054047 DEEDWARR
Recvd: 07/06/15 11:33 2 pgs
Fees: 13.00 Taxes: 1505.90

20150706-0064874

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Evan Giovanello and Allyson Giovanello 6566 Brownlee Drive Nashville, TN 37205	Pinnacle Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201	11505002100

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BEVERLY J. DONOHO AND SPOUSE, JOHN RICHARD PIPKIN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **EVAN GIOVANELLO AND ALLYSON GIOVANELLO, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 64 on the Revised Plan of West Meade Hills, Section 3, as of record in Book 3300, Page 8, Register's Office for said County.

Beginning on the easterly margin of Rodney Drive at the corner of Lot Nos. 63 and 64; thence with the line between said two lots, Eastwardly 175.2 feet; thence South 59° 08' West 7.1 feet; thence South 18° 30' West 235 feet to the northerly margin of Brownlee Drive; thence with said Drive, Westwardly 145.5 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet, Northwestwardly 39.27 feet to a concrete monument on the easterly margin of Rodney Drive; thence with said Drive, Northwardly 215 feet to the beginning.

Being the same property conveyed to William James Donoho, Jr. and wife, Beverly Donoho by deed from Robert M. Fiorella and wife, Thelma M. Fiorella of record in Book 4583, Page 980, Register's Office for Davidson County, Tennessee. William James Donoho, Jr. and Beverly Donoho having since divorced and no certified copy of divorce decree recorded as a muniment of title vesting title in Beverly Donoho; however, Bankruptcy Trustee's Quitclaim deed from John C. McLemore, Trustee in Bankruptcy for William James Donoho, Jr., conveyed the interest of William James Donoho, Jr. to Beverly Donoho Sowards of record in Book 6470, Page 252, Register's Office for Davidson County, Tennessee. Final Decree in the cause of Beverly Jean Whitley vs. Jack Leland Whitley awarded said property to Beverly Jean Whitley and restored her former married name to Beverly Jean Donoho of record in Book 10938, Page 127, Register's Office for Davidson County, Tennessee. Beverly J. Donoho having since remarried.

John Richard Pipkin, spouse of Beverly J. Donoho, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **6566 BROWNLEE DRIVE** **NASHVILLE, TN 37205**

LTSR Number:

GTE File: 2015063900

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this 30th day of June, 2015

Beverly J. Donoho

John Richard Pipkin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of June, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Beverly J. Donoho and John Richard Pipkin**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of June, 2015.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2015063900