THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow Corp
5107 Maryland Way
Brentwood, TN 37027

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

File: P15-8037-PILK

This Space Reserved For Recorder's Use Only

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Alyssa Saelens 612 South 14th Street Nashville, TN 37206	NEW OWNER	094-01-0-100-00

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, **KYLE LUCIANO**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALYSSA SAELENS, A MARRIED PERSON,**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A"

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property, known as: **612 South 14th Street, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number 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:T20150106505 DEEDWARR
Recvd: 12/17/15 09:55 3 pgs
Fees:18.00 Taxes:1668.33
20151217-0126861

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Witnessed this the 10th day of December, 2015.

Kyle Luciano

Kyle Luciano

STATE OF PA

COUNTY OF Erie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kyle Luciano** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of December, 2015.

My Commission expires March 12, 2018

Bethany Severance
Notary Public

SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Bethany Severance, Notary Public
Summit Twp., Erie County
My Commission Expires March 12, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 450,900.00.

Affiant

Subscribed and Sworn to before me on this the 16 day of December 2015.

My Commission expires 10/18/16

Notary Public

SEAL

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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EXHIBIT "A"
LUCIANO TO SAELENS

Being Lot 120 on the plan of Payne, Blakemore and Cummings Addition to Nashville as shown of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Less and Except conveyance to State of Tennessee in 20040505-0051413, further described as follows:

Beginning at the Southeast corner of property on Tax Map 094-0 1, as Parcel 100.00, said point being on the Present Westerly R-0-W of South 14th Street, 18.23 feet left of Sta. 20+59.35 of Project 03-M-29 on file at the Public Works Department of Davidson County, TN., said point being the point of beginning. Thence: leaving the Present R-0-W of South 14th Street, along the Southern line of the above mentioned parcel, North 83 degrees 31 ,minutes 47 seconds West, a distance of 10.00 feet to a point; Thence: leaving the Southern line of the above mentioned parcel, with the Proposed R-0-W of South 14th Street, North 06 degrees 41 minutes 12 seconds East, a distance of 49.93 feet to a point, said point being in the Northern line of the above mentioned parcel; Thence: with the parcels Northern line South 83 degrees 31 minutes 47 seconds East, a distance of I 0.00 feet to a point, said point being the Northeast corner of the above mentioned parcel and also being on the Present Westerly R-0-W of South 14th Street; Thence: with the Present Westerly R-0-W of South 14th Street South 06 degrees 41 minutes 12 seconds West, a distance of 49.93 feet to the point of beginning.

Said portion of land contains 499 square feet or 0.0115 acres, more or less.

Temporary Construction Easement

Being a strip of land 7.00 feet in width and 49.93 feet in length starting at 28.22 feet left of Sta. 20+59 .82 running parallel and perpendicular to the Proposed Right-of-Way of South 14th Street and of the above mentioned portion of land; Said portion of land contains 350 square feet, or 0.0080 acre.

Being the same property conveyed to Kyle Luciano by warranty deed from Susan A. Mizgata, unmarried of record in Instrument No. 20150205-0010980 Register's Office for Davidson County, Tennessee, dated 01/30/2015 and recorded on 02/05/2015.