WARRANTY DEED

DANIELLE MARIE CRANE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $197,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JANUARY, 2016.

Danielle Marie Crane
NOTARY PUBLIC

MY COMMISSION EXPIRES 5/22/17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1656BB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jennifer Park Croft	Gardner Financial,	173-09-0A-687.00-CO
2713 Dracut Ln	3503 Paesanos Pkwy	
Nashville, TN 37211-7196	San Antonio, TX 78231	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

VINCENT PIRANI AND ASHLEY PIRANI, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JENNIFER PARK CROFT AND CHALMERS W. CROFT, WIFE AND HUSBAND

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. 732 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat Book 20060824-0104608, Page, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Middleton and Elizabeth Middleton, husband and wife by Warranty deed from April G. Peirce, a single person of record in Instrument No. 20130312-0024287 Register's Office for Davidson County, Tennessee, dated March 08, 2013 and recorded on March 12, 2013.

Being the same property conveyed to Vincent Pirani by Warranty deed from David Middleton and Elizabeth Middleton, husband and wife of record in Instrument No. 20140725-0066254 Register's Office for Davidson County, Tennessee, dated July 21, 2014 and recorded on July 25, 2014. Ashely Pirani joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

H. Taxes for the year 2016 a lien, not yet due and payable.

I. Subject to all matters shown on the Plan of record as Instrument Number 20060824-0104608, Register's Office of Davidson County, Tennessee.

J. Master Deed Restrictions of record in Instrument Number 20020315-0032825 and made applicable to the subject property by Instrument No. 20021226-0158459 and by Instrument No. 20060321-0032382, in the Register's Office for DavidsonCounty, Tennessee.

K. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826; Instrument No. 20021226-0158458; Instrument No. 20031212-0178492, Instrument No.20040526-0062220; Instrument No. 20050113-0005133; Instrument No. 20050119-0006853; Instrument No. 20060321-0032383; Instrument No. 20060612-0069716; Instrument No. 20060622074677; instrument No. 20070830-0104306; Instrument No. 20070103-0001284; Instrument No. 20060622-0074677; Instrument No. 20060120-0007914; Instrument No. 20060221-0020352; Instrument No. 20021226-0158459; Instrument No. 200803260030439, Register's Office for Davidson County, Tennessee.

L. Charter of the Lenox Village Neighborhood Association Inc. of record in Instrument Number 20010412-0045831, in the Register's Office for DavidsonCounty, Tennessee.

M. Easement(s) for sanitary sewer, storm drainage and water main with appurtenances of record as Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, in the aforesaid Register's Office.

BILL GARRETT, Davidson County
Trans:T20160007817 DEEDWARR
Recvd: 01/29/16 09:54 2 pgs
Fees:13.00 Taxes:728.90

20160129-0008709

N. Stormwater Detention Agreement of record in Instrument Number 20020628-0078164, in the Register's Office for DavidsonCounty, Tennessee.

O. Stormwater Detention Agreement of record in Instrument Number 20051213-0149579, in the Register's Office for DavidsonCounty, Tennessee.

P. Agreements for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20010918-0100849 and Instrument No. 20010918-0100851, in the Register's Office for DavidsonCounty, Tennessee.

Q. Grant of Easement of record in Instrument Number 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for DavidsonCounty, Tennessee.

R. Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument Number 20150817-0082475 and Instrument No. 20150817-0082476, in the Register's Office for DavidsonCounty, Tennessee.

S. Subject to rights of others in and to the common areas and/or elements.

This is property known as 2713 Dracut Ln, Nashville, TN 37211-7196

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 27th day of January, 2016.

Vincent Pirani by J.C.D., Attorney in Fact

Vincent Pirani

By: J. Carlton Drumwright, Attorney-In-Fact

Ashley Pirani by J.C.D., Attorney in Fact

Ashley Pirani

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Vincent Pirani and Ashley Pirani for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Vincent Pirani and Ashley Pirani.

Witness my hand and official seal, this 27th day of January, 2016.

Elizabeth J. Barnes

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 16-1656BB

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027