WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160008058 DEEDWARR
Recvd: 01/29/16 14:46 2 pgs
Fees: 13.00 Taxes: 854.70
20160129-0009015

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANNA B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph F. Tedescucci Rosemary Tedescucci	Joseph F. Tedescucci	14211009300
(NAME)	(NAME)	
1073 Leo Baker Road	1073 Leo Baker Road	
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37014	Ashland City, TN 37014	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Pleas Andrew Ewing, III, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph F. Tedescucci and Rosemary Tedescucci,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 33 on the plan of Section II, Valley West of record in Book 3600, page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pleas Andrew Ewing, III by deed from Anna Ewing Bacon dated 5/7/08, of record in Instr. No. 20080512-0048963, Register's Office for Davidson County, Tennessee.

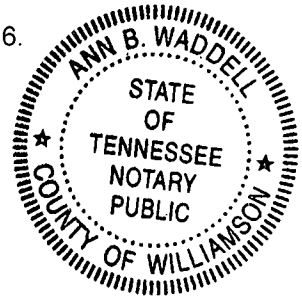
This conveyance is subject to 2016 taxes, prorated and assumed by the Grantees; all matters on the plan of record in Book 3600, page 86, restrictive covenants in Book 3833, page 789, amended in Book 3838, page 501, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 7211 Birch Bark Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 29th day of January, 2016.



Pleas Andrew Ewing, III

State of Tennessee
County of Williamson

Personally appeared before me Pleas Andrew Ewing, III, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of January, 2016.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

File No.: 2015-142