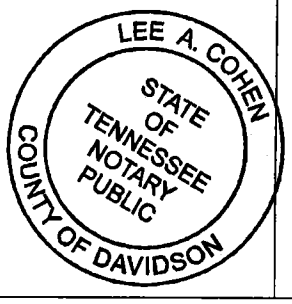
Davidson County DEEDWARR
Recvd: 03/11/16 14:43 4 pgs
Fees:23.00 Taxes:1517.00
20160311-0023603

#32864



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$410,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF **MARCH, 2016.**

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT M. PICKENS	**SAME**	**115-03-0-043.00**
(NAME) **P. O. BOX 92156**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GARY W. BIANUCCI, MICHAEL E. BIANUCCI, AND EDWARD D. DEFORD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ROBERT M. PICKENS,** HEREINAFTER CALLED THE GRANTEE, HIS 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.170 on the Plan of Brook Meade Section V, of record in Plat Book 2133, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary W. Bianucci, Michael E. Bianucci, and Edward D. DeFord, from Alan P. Esstman, married, by deed dated August 17, 2015, of record in Instrument No. 20150909-0091629, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2133, page 102; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5448, page 758; any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

*****THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS HEREIN.*****

Unimproved ( )
This is improved(X) property, known as **717 RICHFIELD DRIVE, NASHVILLE, TN 37205**
(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 our hands this 10th day of March, 2016.

GARY W. BIANUCCI

MICHAEL E. BIANUCCI

EDWARD D. DEFORD

COMMONWEALTH OF VIRGINIA
~~CITY OF~~ COUNTY LOUDOUN

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Gary W. Bianucci**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of **March, 2016.**

My commission expires: MAY 31, 2018

Notary Public

CYNTHIA BRUNO ACTON
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2018
COMMISSION # 7584281

COMMONWEALTH OF VIRGINIA
~~CITY OF~~ COUNTY LOUDOUN

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Michael E. Bianucci**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of **March, 2016.**

My commission expires: MAY 31, 2018

Notary Public

CYNTHIA BRUNO ACTON
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2018
COMMISSION # 7584281

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 10 day of **March, 2016.**

My commission expires: **November 5, 2018**



Lee A. Cohen
Notary Public

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

