BILL GARRETT, Davidson County
Trans:T20160029551 DEEDWARR
Recvd: 04/12/16 09:51 3 pgs
Fees:18.00 Taxes:1076.70
20160412-0034863

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of April, 2016

Notary Public
Commission Expires: June 19, 2018

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Debra DiGuglielmo 1210 North 7th Street Nashville, TN 37207	Michael Pearsall 1512 Fatherland St. Nashville, TN 37206	071-16-0-233.00

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,

Samual Hawksley

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Debra DiGuglielmo, a married woman and Susan Shouldis, a married woman and Michael Pearsall

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:

LAND in Davidson County, Tennessee, being Lots 190 and 191, as shown on the Map entitled Oakwood Park, of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

BEING the same property conveyed to Samuel Hawksley, by Warranty Deed from PITA, a Tennessee series limited liability company, Series, No. 12-004, dated 5/5/14 and recorded 5/7/14 in Instrument No. 20140507-0038785; and being the same property previously conveyed to PITA, a Tennessee series limited liability company, Series, No. 12-004, by Quitclaim Deed from Tonya Zuckerman, married, dated 9/12/13 and recorded 9/19/13 in Instrument Number 20130919-0098987; and part of the same property previously conveyed to Tonya Zuckerman by Quitclaim Deed from Steven M. Zuckerman and wife, Tonya Zuckerman, dated 8/12/08 and recorded 8/19/08 in Instrument Number 20080819-0085291, as corrected by Affidavit recorded 8/29/08 in Instrument No. 200080829-0089140; and the same property previously conveyed to Tonya Zuckerman by Warranty Deed from Metropolitan Development and Housing Agency, dated 4/21/06 and recorded 5/18/06 in Instrument Number 20060518-0058562, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1210 North 7th Street, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of April, 2016.

Samual Hawksley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Samual Hawksley
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of April, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)