BILL GARRETT, Davidson County
Trans:T20160064547 DEEDWARR
Recvd: 07/27/16 10:51 2 pgs
Fees:13.00 Taxes:980.50
20160727-0077257

WARRANTY DEED

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07.30.17

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2016

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 7.30.17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 061
Kimberly Carol Ponciroli 1312 Haysboro Avenue Nashville, Tennessee 37216	Same address as new owner	GROUP 04 0 PARCEL 119.00

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, we,

William Kyle Warren and wife Brooke Michelle Warren

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kimberly Carol Ponciroli

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 the easterly part of Lot No. 1 on the Plan of Mrs. McGaughey's Subdivision of part of tract No. 3 of A. J. McGaughey's Section Haysboro Subdivision, not of record, described according to a survey made by John Kohl, Surveyor, July 8, 1974 as follows:

Beginning at an iron pin in the southerly margin of Haysboro Avenue, eastwardly along said Haysboro Avenue 48.9 feet to a point; thence around a curve southeastwardly 54.8 feet to a monument in the westerly margin of Tanglewood Drive; thence southwardly along the westerly margin of said Tanglewood Drive 141 feet to an iron pin; thence westwardly 55 feet to an iron pin; thence northwardly 162.5 feet to an iron pin, the point and place of beginning.

Being the same property conveyed to WILLIAM KYLE WARREN and BROOKE MICHELLE WARREN, husband and wife, by deed from LOREN SANDERS, unmarried, of record as Instrument No. 20140618-0053141, dated June 17, 2014, said Register's Office.

This conveyance is made subject to the following:
1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1312 Haysboro Avenue, Nashville, Tennessee 37216.**

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 hand and official seal at office this 18th day of July, 2016.

William Kyle Warren by
William Kyle Warrenby By:
Michael Harrell Attorney in Fact
Michael Harrell, Attorney in Fact

Brooke Michelle Warren by
Brooke Michelle Warren, By:
Michael Harrell Attorney in Fact
Michael Harrell, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 18th, day of July, 2016, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Michael Harrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Brooke Michelle Warren, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Brooke Michelle Warren.

Power of Attorney recorded in Instrument No. 20160727-0077256 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 18th day of July, 2016.

My Commission Expires: 02/25/19

NOTARY PUBLIC James C Smith

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 18th, day of July, 2016, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Michael Harrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of William Kyle Warren, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of William Kyle Warren.

Power of Attorney recorded in Instrument No. 20160727-0077255 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 18th day of July, 2016.

My Commission Expires: 02/25/19

NOTARY PUBLIC James C Smith

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027