Return To:
Four Star Title, LLC 16-0271
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167648

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160068819 DEEDWARR
Recvd: 08/09/16 10:49 2 pgs
Fees:13.00 Taxes:1591.00
20160809-0082709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2016.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin R. Augsburg and Mery D. Augsburg 2403B Himes Drive Nashville, TN 37206	Finworth Mortg LLC 2106 Crest Moor Rd. Nashville TN 37215	083 04 0D 001.00CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Thirty Thousand and 00/100 Dollars ($430,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JASON A. PONCIROLI AND KIMBERLY C. PONCIROLI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KEVIN R. AUGSBURG AND MERY D. AUGSBURG, HUSBAND AND WIFE, TENANCY BY THE ENTIRETY JOINT TENANCY,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit A, as shown on exhibit map 2403 Himes Drive Townhomes, exhibit B to Homes at 2403 Himes Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130909-0094552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason A. Ponciroli and Kimberly C. Ponciroli, husband and wife, by Warranty Deed from Jonathan Jones, dated 8/15/2014, recorded 8/20/2014, of record in Instrument No. 20140820-0075838, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Jonathan Jones by Warranty Deed from Kara Hasten, unmarried, n/k/a Kara Donahue and husband John Winston Donahue, III, dated 7/30/2013, recorded 8/08/2013, of record in Instrument No. 20130808-0083363, said Register's Office.

The address of the herein described property is believed to be 2403B Himes Drive, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6th day of July, 2016.

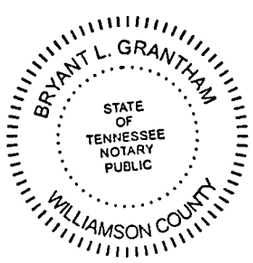
JASON A. PONCIROLI

KIMBERLY C. PONCIROLI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public Jason A. Ponciroli and Kimberly C. Ponciroli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of July, 2016.



Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017