THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M165278

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $399,994.00

Affiant

Subscribed and sworn to before me, this the 29th day of August 2016.

Notary Public
My Commission Expires: 4-15-2020

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-15-2020

Davidson County DEEDWARR
Recvd: 08/31/16 16:04 3 pgs
Fees:18.00 Taxes:1479.98
20160831-0091669

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Angela R. Marino 441 High Point Terrace Brentwood, TN 37027	Same as New Owner	181-10-D-10.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Robert Picerne and Gwyn Picerne, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Angela R. Marino,*** 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: * unmarried

Land in Davidson County, Tennessee, being Lot No. 10 on the Final Plat for Jackson Valley Subdivision, Section Two, of record in Instrument No. 20071012-0121332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate description of said lot.

Being the same property conveyed to Robert Picerne and Gwyn Picerne, husband and wife by Warranty Deed from Mike Traczek and Toni Traczek, husband and wife, dated October 17, 2013, recorded October 23, 2013, of record in Instrument No. 20131023-0110577, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 441 High Point Terrace, Brentwood, TN 37027

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of

said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Robert Picerne and Gwyn Picerne, by Christopher M. Corriveau pursuant to the Power of Attorney, individually executed by Robert Picerne on August 24, 2016 and by Gwyn Picerne on August 24, 2016, of record in 201608310091667 and 201608310091668, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

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

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 29th day of August, 2016.

Robert Picerne by C.M.C., his attorney-in-fact

Robert Picerne by Christopher M. Corriveau, his attorney-in-fact

Gwyn Picerne by C.M.C., her attorney-in-fact

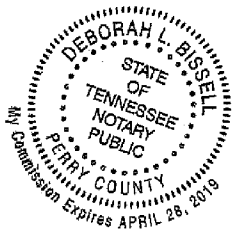
Gwyn Picerne by Christopher M. Corriveau, her attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Christopher M. Corriveau pursuant to the Power of Attorney executed by Robert Picerne and Gwyn Picerne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Robert Picerne and Gwyn Picerne, as their Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 29th day of August, 2016.



Deborah L. Bissell

Notary Public

My Commission Expires: 4-28-19

EXHIBIT "A"
TO Warranty Deed
From: Robert Picerne and Gwyn Picerne, husband and wife
To: Angela R. Marino

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant, Christopher M. Corriveau

WITNESS my hand and seal at office this 29th day of August, 2016.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28 2019

Notary Public
My Commission Expires:
4-28-19

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON