BILL GARRETT, Davidson County
Trans:T20160077739 DEEDWARR
Recvd: 09/06/16 11:31 2 pgs
Fees:13.00 Taxes:621.60

20160906-0093262

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$168,000.00 Marsha Pieroni
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF August, 2016.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 052
Annette Stafford	Same	GROUP 08 0A
1037 Shawnee Trace		PARCEL 201.00
Madison, Tennessee 37115		

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,

Marsha Pieroni, a single woman

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

Annette Stafford, a single person

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 Lot No. 40 on the Plan of Heron Walk, Section 3, Phase I, of record in Plat Book 9700, page 551, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Marsha Pieroni by Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee, dated February 23, 2016, of record in Instrument No 20160308-0022082, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

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 **1037 Shawnee Trace, Madison, Tennessee 37115**.

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 26th day of August, 2016.

Marsha Pieroni
Marsha Pieroni

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Marsha Pieroni, a single woman, with whom I am personally acquainted, (or who 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, at office, this 26th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

and/or
THE ROW TITLE & ESCROW, LLC
700 12TH AVENUE SOUTH, SUITE 302
NASHVILLE, TN 37203