WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160090357 DEEDWARR
Recvd: 10/13/16 12:32 3 pgs
Fees: 18.00 Taxes: 1291.30
20161013-0108315

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2020

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: September 20, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason A. Ponciroli	Jason A. Ponciroli	094 03 0 005.00
(NAME)	(NAME)	
220 Riverside Dr.	220 Riverside Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin W. Carlson and Elizabeth Margarita Turner,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason A. Ponciroli, an unmarried 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. 16 on the Plan of Fortland Park, Section One, as of record in Book 2663, page 61, and corrected by Certificate of Correction in Book 2806, page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Justin W. Carlson and Elizabeth Margarita Turner, as join tenants with rights of survivorship by Warranty Deed from Juanita D. Martin f/k/a Juanita Marie Debord Castle, married, dated October 31, 2012, and recorded November 20, 2012 in instrument 20121120-0107005 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 220 Riverside Dr., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 6th day of October, 2016.

Justin W. Carlson By: Elizabeth Margarita Turner His Attorney-in-Fact

Justin W. Carlson

Elizabeth Margarita Turner

Elizabeth Margarita Turner

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be of Justin W. Carlson and Elizabeth Margarita Turner and that they as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as

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



Susan Magnuson
Notary Public
My Commission Expires: September 20, 2020

File No.: 14436

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Elizabeth Turner, as Attorney-in-Fact for and on Behalf of Justin W Carlson, the within named bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for an on behalf of Justin W. Carlson, as Attorney-in-Fact, and who acknowledged the execution of the same to be the free act and deed of Justin W. Carlson.

My commission expires: 9/20/20

Notary Public

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2020