WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160112176 DEEDWARR
Recvd: 12/21/16 09:19 3 pgs
Fees: 18.00 Taxes: 1554.00

20161221-0133895

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $420,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF NOVEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY, RETURN TO SAME *(unless otherwise indicated)*
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8706 SUTTON JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Marcia K. Sutton and Shaun E. Sutton	New Owner	11513002300
783 Rodney Drive		
Nashville, TN 37205		

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 ACKNOWLEDGE, WE, **SANDRA PILLER, TRUSTEE OF THE PILLER FAMILY TRUST OF 1998** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCIA K. SUTTON AND SHAUN E. SUTTON, WIFE AND HUSBAND,** 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:

Being Lot No. 210 on the Plan of West Meade Hills, Section 8, as of record in Book 3600, Pages 61 and 62, Register's Office for said County, to which plan reference is herein made for a more detailed description.

Being the same property conveyed by Warranty Deed from Amiri Gamshadzahi to The Piller Family Trust, as recorded on the 11th day of December, 2014 in Instrument No. 20141211-0113440; Quitclaim Deed from Safoura Moainipour to Amiri Gamshadzahi, as recorded on the 1st day of June, 2001 in Instrument No. 20010601-0057359 and Warranty Deed from Lillian W. King, an unmarried person to Amiri Gamshadzahi and wife, Safoura Moainipour, as recorded on the 26th day of May, 1994 in Deed Book 9357, Page 680, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE HILLS, SECTION 8, as recorded in Plat Book 3600, Page(s) 61 and 62, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 783 Rodney Drive, Nashville, TN 37205

right to convey it and the same in 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 on the 30th day of November, 2016.

The Piller Family Trust of 1998

BY: Sandra Piller

Sandra Piller, Trustee

STATE OF CALIFORNIA

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Sandra Piller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the TRUSTEE OF THE PILLER FAMILY TRUST OF 1998, the within named barganor, a Trust, and that Sandra Piller, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at _____, California, this 30th day of November, 2016.

Notary Public_____

My Commission Expires:_____

SEE ATTACHED CALIFORNIA ALL-PURPOSE ACKNOWLEDGE-MENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 11-30-2016 before me, Lisa Ann Delfs, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Sandra Piller
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LISA ANN DELFS
Notary Public - California
Los Angeles County
Commission # 2164529
My Comm. Expires Oct 9, 2020

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 11-30-2016
Number of Pages: 2 Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: Sandra Piller	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing: The Piller Family Trust of 1998	Signer Is Representing:

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