BILL GARRETT, Davidson County
Trans:T20170050755 DEEDWARR
Recvd: 06/14/17 10:49 2 pgs
Fees:13.00 Taxes:1013.80
20170614-0059629

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ryan Joseph & Jessica Corser
569 McMurray Drive
Nashville, TN 37211-5738

SEND TAX BILL TO:

NEW OWNER

MAP/PARCEL 161-07-0-024.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Angelo N. Picucci and Abigail Piccucci f/k/a/ Abigail Langworthy, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Ryan Joseph Corser and Jessica Corser, husband and wife, hereafter called the GRANTEES,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section Two McMurray Woods of record in Plat Book 3300, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 24 fronts 90 feet on the Southerly side of McMurray Drive and extends back 171.5 feet on the westerly line and 219.3 feet on the Easterly line to a dead line measuring 101.8 feet.

Being the same property conveyed to Angelo N. Picucci, an unmarried man and Abigail Langworthy, an unmarried woman, as tenants in common with rights of survivorship by Quitclaim deed from Angelo N. Picucci, an unmarried of record in Instrument No. 20131127-0121943 Register's Office for Davidson County, Tennessee, dated November 23, 2013 and recorded on November 27, 2013.

This is improved property known as: **569 McMurray Drive, Nashville, Tennessee 37211-5738.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 2nd day of June, 2017.

WITNESS MY HAND on this the 2nd day of June, 2017

Angelo N. Picucci

Abigail Picucci

Abigail Picucci

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Angelo N. Picucci and Abigail Picucci,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 2nd day of June, 2017.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $274,000.00.

Ronni Edwards

AFFIANT

Subscribed and sworn to before me this the 2nd day of June, 2017.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

File No: 170420