STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00

Brian Mitchell
Affiant

Subscribed and sworn to before me, this 29TH DAY OF JUNE, 2017.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 11/03/15 7/6/2020

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170057016 DEEDWARR
Recvd: 07/05/17 09:39 2 pgs
Fees:13.00 Taxes:3015.50
20170705-0067166

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason K. Giordano and Kandis K. Giordano, husband and wife	new owners (NAME)	
8444 River Road Pike (ADDRESS)	(ADDRESS)	066 00 0 10700
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Fredrick Scott Williams and wife, Jessica G. Williams, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jason K. Giordano and Kandis K. Giordano, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEGINNING AT AN IRON PIN POST LOCATED IN THE SOUTHERLY RIGHT-OF-WAY OF RIVER ROAD PIKE; SAID POST BEING THE NORTHWEST CORNER OF THE HERSCHEL HUDGINS PROPERTY; (DEED BOOK 4691, PAGE 208); THENCE WITH THE RIGHT-OF-WAY OF THE PIKE; N 58 DEG. 55 MIN. W, A DISTANCE OF 802.49 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT BEING THE NORTHWEST CORNER OF TRACT 3 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND; THENCE WITH TRACT 3 S 20 DEG. 32 MIN. W, A DISTANCE OF 1203.05 FEET TO AN IRON POST LOCATED IN THE NORTHERLY LINE OF TRACT 5; THENCE WITH TRACT 5 AS FOLLOWS; N 73 DEG. 24 MIN. W, A DISTANCE OF 200.00 FEET TO AN IRON PIN; N 16 DEG. 00 MIN. E, A DISTANCE OF 1252.49 FEET TO AN IRON PIN LOCATED IN THE SOUTHERLY RIGHT-OF-WAY OF RIVER ROAD PIKE; THENCE WITH THE RIGHT-OF-WAY OF THE PIKE EASTERLY, WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1869.86 FEET A DISTANCE OF 300.40 FEET (LC=S 63 DEG. 23 MIN. E, 300.08') TO THE POINT OF BEGINNING, CONTAINING 7.02 ACRES MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY RONNY G. BROWN SURVEYING, RLS NO. 763, FRANKLIN, TENNESSEE, JUNE 2, 1997.

BEING THE SAME PROPERTY CONVEYED TO FREDERICK S. WILLIAMS AND WIFE, JESSICA G. WILLIAMS BY QUITCLAIM DEED FROM FREDRICK SCOTT WILLIAMS, OF RECORD IN INSTRUMENT NO. 20070531-0064424, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8444 River Road Pike , Nashville, TN 37209
(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

WARRANTY DEED
(Continued)

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

Witness my/our hand(s) this 29th day of June, 2017.

Fredrick Scott Williams

Jessica G. Williams

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fredrick Scott Williams and Jessica Williams, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2017.

Notary Public

My Commission Expires:

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARY BIRTHRIGHT My Commission Expires 08-20-20

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072