Davidson County DEEDWARR
Recvd: 08/28/17 15:07 4 pgs
Fees:23.00 Taxes:555.00
20170828-0088246

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33850-08-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me this 28th day of August, 2017. Notary Public My Commission Expires: 5/5/20

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gary C. Cirimelli & Alexandra L. Cirimelli 8722 Old Harding Pk. Nashville, TN 37221	New Owner	Map and Parcel No.: 168 00 0 069 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **PE Ventures, a Tennessee general partnership, as successor by conversion to PE Ventures, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary C. Cirimelli and wife Alexandra L. Cirimelli** (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8407 Old Harding Pike, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of August, 2017.

GRANTOR:

PE VENTURES
a Tennessee general partnership

By: _____
Charles A. Elcan, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Charles A. Elcan, the bargainor, 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 and who further acknowledged that he is a Partner of PE Ventures, a Tennessee general partnership, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of August, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public
My Commission Expires: 5/5/20

EXHIBIT "A"

Land in Davidson County, Tennessee, beginning at a stake in the Nashville and Centerville Road the same being a corner between T.J. Allison, Sr., and Margaret P. Allison; thence east with T.J. Allison's line 24 poles to a stake with a wild cherry pointer; thence North 13 1/2 poles to a stone; thence west 24 poles to a stake in said Centerville Road; thence South 13 1/2 poles to the beginning, containing 2 acres.

Being the same property conveyed to PE Ventures, LLC, a Tennessee limited liability company by deed dated January 20, 2006 from The South Harpeth Civic Club, a Tennessee nonprofit corporation of record in Instrument No. 20060127-0010960, Register's Office for Davidson County, Tennessee. PE Ventures, LLC, a Tennessee limited liability company, was converted to PE Ventures, a Tennessee general partnership, by that certain Certificate of Conversion dated October 22, 2008, and filed with the Tennessee Secretary of State on October 30, 2008, under Image No. 6394-1701.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 168 00 0 069 00.
2. If improvements are completed after the date of execution hereof, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, Grantor assumes no liability for taxes assessed by correction or supplemental assessment.
3. Easement for right of way granted to BellSouth Telecommunications of record in Book 9349, page 554, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Sherri Ann Church, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 12/18/18

SHERRI ANN CHURCH
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY