WARRANTY DEED

Bill Garrett Davidson County
Batch# 95415 **DEEDWARR**
05/22/2018 10:42:53 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20180522-0048907

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of May, 2018

Notary Public 12/15/21

MY COMMISSION EXPIRES:
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Rick Justin Pecoraro and Jennifer Sheridan Pecoraro	new owner	173 09 0A 124.00
(NAME)	(NAME)	
6949 Sunnywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Forty-Five Thousand And No/100 Dollars ($345,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brian C. Ball and Angela E. Ball**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rick Justin Pecoraro and Jennifer Sheridan Pecoraro, husband and wife**, 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 232, Section One, Lenox Village II, as shown on plat of record in Instrument No. 20030106-0001756, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian C. Ball and wife, Angela E. Ball by Warranty Deed from Keri A. Maffei and Ronald J. Maffei Jr., wife and husband, dated November 30, 2015 and recorded December 9, 2015, in Instrument No. 20151209-0123919, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6949 Sunnywood Drive, Nashville, TN 37211

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, has 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.

File Number: MFR-183002SSO

Witness our hands this 16th day of May, 2018

Brian C. Ball by Angela E. Ball Attorney-in-Fact
Brian C. Ball
by Angela E. Ball, Attorney-in-Fact

Angela E. Ball
Angela E. Ball

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary, personally appeared **Angela E. Ball**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Brian C. Ball**, and who acknowledge that he/she executed the same as the free act and deed of the said **Brian C. Ball**, by virtue of a Power of Attorney, duly executed and appearing of record in Record Book 20180522-, Page 0048906 said Register's Office.

Witness my hand and official seal, this the 16th of May, 2018.

Notary Public

My Commission Expires: October 20, 2019

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Angela E. Ball**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of May, 2018.

Notary Public

My Commission Expires: October 20, 2019

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-183002SSO