Bill Garrett Davidson County
Batch# 104696 DEEDWARR
06/14/2018 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20180614-0057268

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tyler Ayers and Rachel Ayers	Tyler Ayers and Rachel Ayers	074 12 0 025.00
(NAME)	(NAME)	
402 Bonnawood Drive	402 Bonnawood Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Five Thousand And No/100 Dollars ($225,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Cameron M. Pizzillo, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Tyler Ayers and Rachel Ayers**, 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 No. 608 on the plan of Hermitage Hills, Section 6, of record in Book 3300, Page 10, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete thereof.

Being the same property conveyed to Cameron M. Pizzillo by Special Warranty Deed from U.S. Bank National Association, As Successor Trustee To Banks Of America, National Association, As Successor By Merger To Lasalle Bank, N.A. As Trustee For The MLMI Trust Series 2006-AR1 dated August 19, 2009 and recorded September 14, 2009 as Instrument No. 20090914-0085831, in the said Register's Office for Davidson County, Tennessee.

Shara Pizzillo, wife of Cameron M. Pizzillo hereby joins in this conveyance for the sole purpose of conveying any right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

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 402 Bonnawood Drive, Hermitage, TN 37076

File Number: FRN-184252FC

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.

Witness our hands this 12th day of June, 2018.

Cameron M. Pizzillo

Shara Pizzillo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Cameron M. Pizzillo and wife, Shara Pizzillo, 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 12th day of June, 2018.

Notary Public

My Commission Expires: 2/21/22

(SEAL)

DANNA D. CHASE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 02/21/2022 WILLIAMSON COUNTY

File Number: FRN-184252FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

