m

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Robert L. Stewart and Sarita M. Stewart 5710 Quest Ridge Road Franklin, TN 37064	Same as New Owner	Map:82-09-0 Parcel:201.00
This instrument prepared by: David B. Gray, Tune, Entrekin & White, P.C 315 Deaderick Street, Suite 1700, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Pizzaro, LLC, a California limited liability company** ("Grantor") has bargained and sold, and hereby transfer(s) and convey(s) to **Robert L. Stewart and wife, Sarita M. Stewart** ("Grantee"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his/hers/their/its [heirs or successors] and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, including any restrictions of record and Taxes for the year 2018 and subsequent years, which taxes are not yet due or payable; Plat of record in Book 10, page 606, said Register's Office; that portion of the land embraced within the bounds of any public road or thoroughfare; Any and all matters as shown on survey prepared by Michael H. Charette, RLS No. 2048, Cherry Land Surveying, Inc., Job Number 18021, dated February 12, 2018 - Temporary fence and gravel encroaching onto the southerly portion of the Land; Deed of Trust, Assignment of Leases, Security Agreement and Fixture Filing executed February 28, 2018 by Pizzaro, LLC, a California limited company to Hayse McGahey, Trustee for Planters Bank, to secure the indebtedness in the original principal amount of $449,000.00 recorded March 1, 2018 as Instrument No. 20180301-0019132, Register's Office for Davidson County, Tennessee; Assignment of Rentals and Leases executed February 28, 2018 by Pizzaro, LLC, a California limited liability company to Planters Bank, recorded March 1, 2018 in Instrument No. 20180301-0019133, Register's Office for Davidson County, Tennessee. The taxes have been prorated and assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself self, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

This is improved property, known as 1321 3rd Avenue North, Nashville, TN

Bill Garrett Davidson County
Batch# 113212 DEEDWARR
07/09/2018 08:07:13 AM 3 pgs
Fees: $18.00 Taxes: $1,963.78
20180709-0065706

EXECUTED this 2nd day of July, 2018.

Pizzaro, LLC, a California limited liability company

By: Old Republic Exchange Company, a California Corporation
Its Sole Member

By: _____, VP

Its: Meredith C. Desharnais, Vice President

STATE OF Massachusetts

COUNTY OF Plymouth

Before me, a Notary Public of the County and State aforesaid, personally appeared Meredith C. Desharnais, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Vice President of OLD REPUBLIC EXCHANGE COMPANY, a California corporation and the sole member of PIZZARO, LLC , the within named bargainor, a California limited liability company, and that he/she, as the Vice President of such sole member, executed the foregoing instrument for the purposes therein contained.

Witness my hand, this the 2 day of July, 2018.

ELIZABETH A. GONZALEZ
Notary Public
Commonwealth of Massachusetts
My Commission Expires June 25, 2021

_____
NOTARY PUBLIC
My Commission Expires: 6/25/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,749.55.

_____
AFFIANT

Subscribed and sworn to before me this 2nd day of July, 2018.

_____
NOTARY PUBLIC

My Commission Expires:
11/5/19

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being the Southerly 45 feet of Lot No. 17 on the Map of D.T. McGavock's Plan, of record in Book 10, Page 606, Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an pk nail set on the westerly right-of-way line of 3rd Avenue North at a corner common with JEP Germantown, LLC & SP, as of record in Deed Instrument No. 20170801-0077709, at said Register's Office;

Thence leaving the westerly right-of-way line of 3rd Avenue North with the northerly property line of JEP Germantown, LLC & SP, South 63 deg 15 min 58 sec West, 177.88 feet to an iron rod set on the easterly right-of-way line of Alley No. 201;

Thence with the easterly right-of-way line of Alley No. 201, North 27 deg 21 min 16 sec West, 45.00 feet to an existing iron rod at a corner common with Jason L. Boylan, as of record in Deed Instrument No. 20130930-0102231, at said Register's Office;

Thence leaving the easterly right-of-way line of Alley No. 201 with the southerly property line of Jason L. Boylan, North 63 deg 15 min 58 sec East, 177.88 feet to a pk nail set on the westerly right-of-way line of 3rd Avenue North;

Thence with the westerly right-of-way line of 3rd Avenue North, South 27 deg 21 min 16 sec East, 45.00 feet to the point of beginning, containing 8,005 square feet (0.18 acres more or less).

As described according to a survey prepared by Michael H. Charette, RLS No. 2048, Cherry Land Surveying, Inc., Job No. 18021, dated February 12, 2018.

Being the same property conveyed to Pizzaro, LLC, a California limited liability company by deed from James S. Higgins and Richard D. Piliponis dated February 29, 2018 and recorded in Instrument No. 20180301-0019131, Register's Office for Davidson County, Tennessee.