Bill Garrett Davidson County
Batch# 119336 DEEDWARR
07/23/2018 02:42:38 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20180723-0071639

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., S-290
Brentwood, TN 37027
18-0773

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12.15/2021 COUNTY OF WILLIAMSON

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

Notary Public
Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rodrigo Jose Benedetti 7817 Heaton Way Nashville, TN 37211	New Owner	173-09-0A-208.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Rick J. Pecoraro and Jennifer A. Sheridan Pecoraro, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rodrigo Jose Benedetti, an unmarried man,

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:

"See Exhibit A"

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7817 Heaton Way, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of May, 2018

Rick J. Pecoraro

Jennifer A. Sheridan Pecoraro

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rick J. Pecoraro and Jennifer A. Sheridan Pecoraro** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of May, 2018

Notary Public
My Commission Expires: 5 6 19

(Notary Seal)

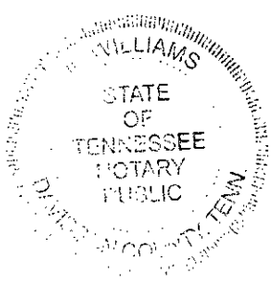


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Lenox Village, Phase "B" of record in Plat at Instrument No. 20031024-0157237, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rick J. Pecoraro and Jennifer A. Sheridan Pecoraro, husband and wife by Warranty deed from Eric R. Clapp and wife, Mary Clapp of record in Instrument No. 20120601-0047898 Register's Office for Davidson County, Tennessee, dated May 31, 2012 and recorded on June 01, 2012.