Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0132

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,500.00

Affiant

Karen Johnson Davidson County
Batch# 194686 DEEDWARR
02/12/2019 03:46:58 PM 2 pgs
Fees: $13.00 Taxes: $893.55
20190212-0013272

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of February, 2019

Notary Public

Commission Expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Micah Samuel Hulscher, Thomas William Hulscher. 1902 Riverside Drive Nashville, TN 37216	New Owner	072-11-0-388.00

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,

Andrea M. Pizzano, a single person and Amelinda M. Pizzano, a single person

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

Micah Samuel Hulscher and Thomas William Hulscher, both unmarried

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. 199 on the Plan of Waters Place of record in Book 332, Pages 136 and 137, 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 Andrea M. Pizzano, a single person and Amelinda M. Pizzano, a single person by Warranty Deed from Derek Bain, married and Kevin Thistlewaite, married of record in Instrument No. 20090121-0005043, Register's Office for Davidson County, Tennessee, dated January 16, 2009 and recorded on January 21, 2009.

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: 1902 Riverside Drive, Nashville, TN 37216

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 8th day of February, 2019.

Andrea M. Pizzano

Amelinda M. Pizzano

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea M. Pizzano and Amelinda M. Pizzano** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of February, 2019.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/21/21