Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: TCW-19-03ECCA-616-618

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$825,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE BECANNI, LLC	New	**Tract I: 090-12-0-267.00** **Tract II: 090-12-0-356.00**
(NAME) **230 GOVERNORS WAY**	(NAME) 1519 Amesbury Lane	Karen Johnson Davidson County Batch# 220162 DEEDWARR 04/22/2019 11:53:30 AM 3 pgs Fees: $18.00 Taxes: $3,052.50 20190422-0036464
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS) Franklin TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WE, GARY W. BIANUCCI AND WIFE, BARBARA A. BIANUCCI, AND EDWARD D. DEFORD, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE BECANNI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Tract I: 616 Croley Drive, Nashville, TN 37209 Map & Parcel 090-12-0-267.00

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Re-Subdivision of James Spence Jr. Property, of record in Plat Book 4350, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary W. Bianucci and wife, Barbara A. Bianucci from James E. Spence and wife, Marla K. Spence, by deed dated March 7, 2014, of record in Instrument No. 20140307-0019413, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed to Barbara A. Bianucci from Gary W. Bianucci by Quitclaim Deed dated November 4, 2015, of record in Instrument No. 20151109-0013686, said Register's Office. Being further conveyed to Gary W. Bianucci and wife, Barbara A. Bianucci, and Edward D. DeFord by Quitclaim Deed dated May 6, 2016, of record in Instrument No. 20160509-0045993, said Register's Office.

Tract II: 618 Croley Drive, Nashville, TN 37209 Map & Parcel 090-12-0-356.00

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Re-Subdivision of James Spence Jr. Property, of record in Plat Book 4350, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary W. Bianucci and wife, Barbara A. Bianucci from James E. Spence and wife, Marla K. Spence, by deed dated March 7, 2014, of record in Instrument No. 20140307-0019415, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed to Barbara A. Bianucci from Gary W. Bianucci by Quitclaim Deed dated November 4, 2015, of record in Instrument No. 20151109-0013686, said Register's Office. Being further conveyed to Gary W. Bianucci and wife, Barbara A. Bianucci, and Edward D. DeFord by Quitclaim Deed dated March 30, 2017, of record in Instrument No. 20170330-0031154, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 4350, Page 84; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See Limited Powers of Attorney for Gary W. Bianucci and Barbara A. Bianucci of record in Instrument No. 201904220036462 and Instrument No. 201904220036463, said Register's Office.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

unimproved ( )
This is improved(X) property, known as **616 & 618 CROLEY DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 12 day of April, 2019.

EDWARD D. DEFORD

Gary W. Bianucci
by Edward D. DeFord His Attorney in Fact

GARY W. BIANUCCI
By: Edward D. DeFord, his Attorney in Fact

Barbara A. Bianucci
by Edward D. DeFord His Attorney in Fact

BARBARA A. BIANUCCI
By: Edward D. DeFord, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edward D. DeFord,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12 day of April, 2019.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: **May 2, 2022**

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of April, 2019, before me personally appeared **Edward D. DeFord**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Gary W. Bianucci,** and who acknowledged that he executed the same as the free act and deed of **Gary W. Bianucci.**

Witness my hand and official seal at office this 12 day of April, 2019.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: **May 2, 2022**

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this this 12 day of April, 2019, before me personally appeared **Edward D. DeFord**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Barbara A. Bianucci,** and who acknowledged that he executed the same as the free act and deed of **Barbara A. Bianucci.**

Witness my hand and official seal at office this 12 day of April, 2019.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

