WARRANTY DEED

Karen Johnson Davidson County
Batch# 320024 DEEDWARR
11/26/2019 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20191126-0122025

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-12-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert A. Pestona	Ally Bank	119 04 0 029.00
(NAME)	(NAME)	
332 Wimpole Dr	1World Trade Center 250 Greenwich St. FL 36	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	New York, New York 10006	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Samuel Tucker and Kelley Tucker, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert A. Pestona, a single 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:

Land in Davidson County, Tennessee, being Lot No. 56, Glencliff Estates, Section Four, of record in Plat Book 1835, Page 79, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel Tucker and wife, Kelly Tucker by Warranty Deed from William Keith Shackleford and wife, Christy G. Shackleford dated August 5, 2005 and recorded August 09, 2005 in Instrument No. 20050809-0094007, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Samuel Tucker and Kelley Tucker, husband and wife, as joint tenants with right of survivorship by Quitclaim Deed from Samuel Tucker and Kelley Tucker, who took title as Kelly Tucker, husband and wife dated February 23, 2013 and recorded March 11, 2013, as Instrument Number 20130311-0024005, in said Register's Office for Davidson County, Tennessee.

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 332 Wimpole Dr, Nashville, TN 37211

File Number: GRN-1909887SSO

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 22nd day of November, 2019

Samuel Tucker

Kelley Tucker

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Samuel Tucker and Kelley Tucker, 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 22nd of November, 2019.

Notary Public

My Commission Expires: 07/09/2022

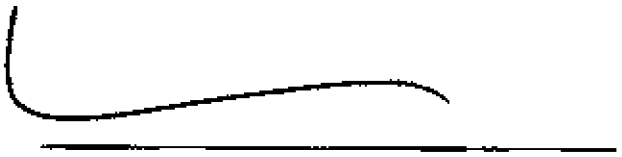
(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1909887SSO

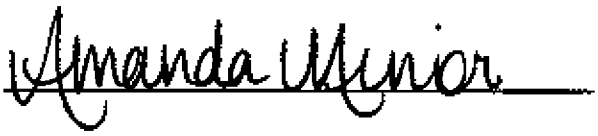
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

