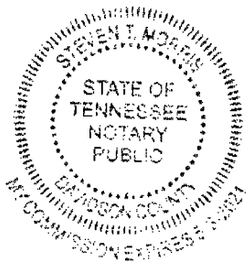
Karen Johnson Davidson County
Batch# 323508 DEEDWARR
12/03/2019 11:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20191203-0124391

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2019.

Notary Public

My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Richard Piliponis Heather Piliponis	NEW OWNER	083-05-0-413.00
1417 Calvin Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARCHELLE BRADANINI, TRUSTEE OF MORRISBRADANINI FAMILY 2016 TRUST DATED JANUARY 25, 2016**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD PILIPONIS AND HEATHER PILIPONIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 16 on the Plan of Webb and Johnson's Subdivision of record in Plat Book 57, Page 131, 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 Iain Kevan Morris and Marchelle Irene Bradanini, husband and wife by Warranty deed from Heather L. Langford, unmarried of record in Instrument No. 20140321-0023538 Register's Office for Davidson County, Tennessee, dated March 18, 2014 and recorded on March 21, 2014.

Being the same property conveyed to Iain Morris and Marchelle Bradanini, Trustees, or any successors in trust, under the Morris-Bradanini Family 2016 Trust dated January 25, 2016 and any amendments thereto by Quit Claim deed from Iain Kevan Morris and Marchelle Irene Bradanini, husband and wife of record in Instrument No. 20160412-0035130 Register's Office for Davidson County, Tennessee, dated April 04, 2016 and recorded on April 12, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1417 Calvin Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of November, 2019.

Morrisbradanini Family 2016 Trust dated January 25, 2016

By: _____
Marchelle Bradanini, Trustee

Morrisbradanini Family 2016 Trust dated January 25, 2016

By: _____
Iain Kevan Morris, Trustee

STATE OF ~~TENNESSEE~~ ss. CALIFORNIA
COUNTY OF ~~DAVIDSON~~ LOS ANGELES
ss

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Iain Kevan Morris and Marchelle Bradanini, Trustees of Morrisbradanini Family 2016 Trust dated January 25, 2016, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of November, 2019.

_____
Notary Public

My Commission Expires: 3-8-2022

J. PORRES
COMM. #2231102
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 8, 2022

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On Nov. 23, 2019 before me, J. Porres, Notary Public
(insert name and title of the officer)

personally appeared Iain Kivan Morris and Marchelle Bradanini
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

J. PORRES
COMM. #2231106
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 6, 2022

Signature _____ (Seal)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description Of attached Document

Title or type of Document Warranty Deed
Document Date 11-23-19 Number of pages 2
Signer(s) Other than above N/A
Signer(s) Claimed Capacity(ies) Grantees

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

