THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930530** Karen Johnson Davidson County Batch# 496408 **DEEDWARR** 10/15/2020 10:23:57 AM 2 pgs Fees: $13.00 Taxes: $6,660.00 20201015-0119862	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00. Affiant Subscribed and sworn to before me, this 14th day of October, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Colin McKnight and Elizabeth Davis 5144 Stanford Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-13-0-030.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alfred F. Pisano, III and Jean B. Pisano, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Colin McKnight and Elizabeth Davis, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 6 , as shown on the map entitled Stanford and Criswell's Revised Plan of Westwood, of record in Plat Book 974, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ALFRED F. PISANO III and JEAN B. PISANO, HUSBAND AND WIFE, by deed from JERE GRISSOM ELLIS, EXECUTOR OF THE ESTATE OF JAMES WOOD ELLIS, SR., of record in Instrument No. 20101012-0081519 , dated October 11, 2010 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 131-13-0-030.00.

Matters shown on the Plan of record in Plat Book 974, page 14, said Register's Office.

This is improved property located at 5144 Stanford Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of October, 2020.

Alfred F. Pisano, III by Jean B. Pisano, his Attorney-in-Fact

Alfred F. Pisano, III by Jean B. Pisano, his Attorney-in-Fact

Jean B Pisano

Jean B. Pisano

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jean B. Pisano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Alfred F. Pisano, III and that she is authorized by Alfred F. Pisano, III to execute this instrument on his behalf.

Witness my hand, at office, this 14th day of October, 2020.

Ryan Dieck

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY