Davidson County DEEDWARR
Recvd: 03/24/04 09:51 2pgs
Fees:13.00 Taxes:536.50

20040324-0033120

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2004.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Joseph Pugliese	Joseph A. Pugliese	104-08-O-G
1711 18th Avenue, South C-3	1711 18th Ave., South C-3	GROUP
Nashville, Tennessee 37212	Nashville, Tennessee 37212	PARCEL 011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *****One Hundred Forty Five Thousand Dollars and Zero cents ($145,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, David Scott Waldrop Jr., a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Joseph Pugliese, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. C-3 of Arlington Court Condominiums created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by Master Deed and By Laws attached thereto, of record in Book 6806, page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Arlington Court Condominiums set forth in Exhibit "C" of this Master Deed for a more complete identification and description of such unit.

BEING the same property conveyed to David Scott Waldrop, Jr., unmarried, by deed from Thomas M. Knox and wife, Betty I. Knox and Sandra L. Knox, unmarried, of record in Book 11105, page 491, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1711 18th Avenue South C-3, Nashville, TN 37212

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I 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 do further covenant and bind ourselves, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 my hand this 12th day of March, 2004.

David Scott Waldrop Jr.

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 David Scott Waldrop, Jr., 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 Nashville, Tennessee this 12th day of March, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee