(3)

File No. 260200362

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/06 12:52 2 pgs
Fees:13.00 Taxes:682.65
20060505-0052594

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009

(AFFIX SEAL)

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires JUN 22 2009

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Steven S Clothier	Steven S Clothier	
(NAME)	(NAME)	
6021 Firelight Trail	6021 Firelight Trail	176-0508-077.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Penelope B. Pagonis, married and Chris J. Botsaris, unmarried, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven S. Clothier and LuAnn Clothier, 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 all of Lot No. 172, on the Plan of Hickory Woods Estates, Section C, as shown by plat appearing of record in Plat Book 6900, Pages 885-887, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Penelope B Pagonis and Chris J Botsaris, as joint tenants with right of survivorship by Warranty Deed dated November 4, 1996 of record in Record Book 10251, Page 414, Register's Office for Davidson County, Tennessee.

Real Property Taxes for the year 2006 and thereafter a lien, not yet due and payable. Declarations of Covenants Conditions And Restrictions and By-Laws of record in Record Book 9678, Page 187; and Record Book 9764, Page 44, said Register's Office. Amendment to By-Laws of record in Instrument No. 200012070120450; and Instrument No. 200310100150800, said Register's Office. Home Owner's Association Charter of record in Record Book 7857, Page 87; Record Book 7876, Page 67; and Record Book 9680, Page 319, said Register's Office. Subject to Boundary Plat of record in Record Book 6900, Page 884, said Register's Office. Quit Claim to Home Owner's Association for open space of record in Record Book 9786, Page 923, said Register's Office. Hickory Woods Estates Rules and Regulations of record in Instrument No. 200106140062709; Instrument No. 200106140062710; and Instrument No. 200110150111957, said Register's Office. Transmission Line Easement of record in Record Book 9632, Page 973, said Register's Office. Sanitary Sewer Easement of record in Record Book 9790, Page 311; Record Book 8169, Page 564; and Record Book 8169, Page 571, said Register's Office. Waterline Easement of record in Record Book 8169, Page 579; and Record Book 8169, Page 588, said Register's Office. Gas line Easement of record in Record Book 5897, Page 209 and as shown on plat, said Register's Office. Tennessee Valley Association Easement as shown on Plat Book 6900, Pages 885-887, said Register's Office. All matters shown on the plan of record in Plat Book 6900, Pages 885-887; all in the Register's Office for Davidson County, Tennessee.

Jason Pagonis, spouse of Penelope B. Pagonis, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he/she may have in said property, including but not limited to the marital interest.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as 6021 Firelight Trail, Antioch, TN 37013
(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 my/our hand(s) this 27th day of April, 2006.

Penelope B Pagonis

Penelope B Pagonis

James Pagonis, by Penelope Pagonis, his Attorney in Fact

James Pagonis by Penelope Pagonis, his attorney in fact

Chris J. Botsaris by Penelope B. Pagonis, his Attorney in Fact

Chris J Botsaris, by Penelope B. Pagonis, his Attorney in Fact

STATE OF TENNESSEE COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Penelope B. Pagonis, 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.

Witness my hand and official seal this the 27th day of April 2006.

Notary Public
My Commission Expires: 6-22-09

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee County of Wilson

*20060505-0052592

On this 27th day of April, 2006, before me personally appeared Penelope B. Pagonis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Chris J. Botsaris, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. * , Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 27th day of April, 2006.

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/22/2009

Notary Public

State of Tennessee County of Wilson

On this 27th day of April, 2006, before me personally appeared Penelope B. Pagonis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of James Pagonis, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20060505-0052593, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 27th day of April 2006.

My Commission Expires: 6/22/2009

Notary Public

(seal)

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File Number: 260200362

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122