RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of August, 2013 Notary Public MY COMMISSION EXPIRES: 8.21.17 (AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline Marko and Omar A. Arguello	Avenue Bank	086-04-0C-029.00-CO
(NAME)	(NAME)	
1529 Rachel Ridge	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN, 37215	
(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, I/WE, **Joe J. Bertagnolli**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jacqueline Marko, unmarried and Omar A. Arguello, unmarried, joint tenants with right of survivorship**, 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. 17 on the Plan of Jackson's Grove, Phase Three, of record in Plat Book 9700, page 988, Register's Office o Davidson County, Tennessee,, to which plat reference is hereby made for a more complete and accurate description of said lot..

Being the same property conveyed to Joe J. Bertagnolli and wife, Tracey H. Bertagnolli, by Deed dated September 30, 2000, from Weekley Homes, L.P., a Delaware Limited Partnership, and filed of record on September 19, 2000 in Instrument No. 20000919-0093027, Register's Office for Davidson County, Tennessee, Said property FURTHER conveyed to Joe J. Bertagnolli by Quitclaim Deed dated March 31, 2011 from Tracey H. Bertagnolli and filed on April 4, 2013 in Instrument No. 20110404-0025660 Register's Office for Davidson County, Tennessee.

Wendy Bertagnolli, spouse of Joe J. Bertagnolli, joins in this instrument, with the consent of the granting spouse, to convey any marital interest she may have, if any, in said property.

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 1529 Rachel Ridge, Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20130075626 DEEDWARR
Recvd: 09/03/13 09:34 2 pgs
Fees:13.00 Taxes:865.80
20130903-0092176

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, has 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 29th day of August, 2013

Joe J. Bertagnolli

Wendy Bertagnolli

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Joe J. Bertagnolli and Wendy Bertagnolli**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of August, 2013

Notary Public

My commission expires: 8/23/16

CHARLES M. WINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON