WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130100193 DEEDWARR
Recvd: 11/26/13 14:15 2 pgs
Fees:13.00 Taxes:921.30

20131126-0121474

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas A. Pagliari	Peoples Home Equity Inc.	021-00-0-211.00
(NAME)	(NAME)	
5044 Rawlings Rd.	150 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, ELIOT HOUSER AND WIFE, KRISTINE M. HOUSER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO NICHOLAS A. PAGLIARI AND CARMEN A. PAGLIARI, HUSBAND AND WIFE, 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 the westerly 278.01 feet of the property shown as BEN M. PRIDEMORE SR. PROPERTY, on the Plan of Morgan Estates, Section Two, of record in Plat Book 5200, page 26, Register's Office for Davidson County, Tennessee, and being further described as follows:

BEGINNING at a concrete monument in the north margin of Rawlings Road, said iron pin being the southeast corner of Lot 6 on the Subdivision Plan of Morgan Estates, Section Two, of record in Plat Book 5200, page 26, Register's Office for Davidson County, Tennessee; thence with the east line of said Lot 6, N 4 deg. 43 min. 25 sec E 237.05 feet to a concrete monument being the northwest corner of the property described herein; thence with Potter's south property line S 86 deg. 45 min. 14 sec. E 270.40 feet to an iron pin being the common rear corner of Tract A and Tract B of the BEN M. PRIDEMORE, SR. PROPERTY; thence with the common line between said Tract A and Tract B, S 2 deg. 55 min. 00 sec. W 226.45 feet to an iron pin in the north margin of Rawlings Road, said iron pin being the common front corner of said Tract A and Tract B; thence with the north margin of Rawlings Road N 88 deg. 55 min. 27 sec. W 278.01 feet to the point of beginning, and containing 1.457 acres, more or less.

Being the same property conveyed to ELIOT HOUSER AND WIFE, KRISTINE M. HOUSER, by deed from CAROLYN KAY HOWARD, UNMARRIED, of record as Instrument No. 20070820-0099374, dated August 15, 2007, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of Morgan Estates, Section Two, of record in Plat Book 5200, page 26, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5044 Rawlings Rd., Joelton, TN 37080

(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 our hands this 22nd day of November, 2013.

Eliot Houser

Kristine M. Houser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eliot Houser and Kristine M. Houser, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 22ND day of November, 2013

Notary Public

My Commission Expires:

11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.