WARRANTY DEED

RETURN TO:
Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: April 12, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Pagetta	NEW OWNER	096 01 0 128.00
(NAME)	(NAME)	
2703 Bluefield Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THAT I, CHERYL JOHNSON, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH PAGETTA, UNMARRIED,** 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:

See Exhibit "A"

BILL GARRETT, Davidson County
Trans:T20140016020 DEEDWARR
Recvd: 03/10/14 10:05 3 pgs
Fees:18.00 Taxes:665.63
20140310-0019739

This is: Improved property, known as 2703 Bluefield Avenue (House Number) (Street) Nashville, TN 37214 (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 27 day of February, 2014.

Cheryl Johnson

Cheryl Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Cheryl Johnson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of Febnay, 2014.

Notary Public

My Commission Expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Exhibit "A"

Land located in Davidson County, Tennessee and being part of Lot No. 42 and 43 on the Plan of Bluefields Subdivision, of record in Plat Book 843, Page 16, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by Murray Wall & Company, P.C., dated February 26, 2014, as follows:

Beginning at a point in the westerly margin of Bluefield Avenue, said point being the northwest corner of lot 43 and also being the northeast corner of lot 42 on said plan, being the point of beginning of the herein described tract; thence with said right of way of Bluefield Avenue South 45°00'00" East 56.10 feet to an existing iron pin in concrete; thence leaving said right of way and with the north line of the property conveyed to Scott B. Lewis in Instrument 20051012-0122871, South 30°04'52" West 160.80 feet to an existing iron pin in concrete, said point being the southeasterly corner of the property conveyed to Marc Moore in Instrument 20051004-0119044 and being the southwesterly corner of the herein described tract; thence with the easterly line of Moore, North 24°57'35" West 253.92 feet to an iron pin in concrete in the southerly margin of Overhill Circle, now or formerly Cumberland Circle; thence with said margin and with a curve to the right, having the follow characteristics: arc127.28 feet, radius 104.30 feet, delta of 69 degrees 55 minutes 18 seconds, chord bearing South 79 degrees 53 minutes 07 seconds East; chord distance 119.53 feet to an existing iron pin in concrete in the westerly margin of Bluefield Avenue; thence with the westerly margin of Bluefield Avenue, South 45°00'00" East 43.00 feet to the point of beginning and containing 0.497 acres, more or less.

Being all of the lands conveyed to Cheryl Johnson in Instrument No. 20131021-0109538, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.