This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $294,500.00.

Affiant

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn before me this the 29th day of July, 2015.

Notary Public
My commission expires: 9/10/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brittany Danielle Britnell	Movement Mortgage LLC	021-00-0-211-00
5044 Rawlings Road	841 Seahawk Circle	
Joelton, TN 37080	Virginia Beach , VA 23452	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NICHOLAS A. PAGLIARI AND CARMEN A. PAGLIARI, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRITTANY DANIELLE BRITNELL AND STEPHEN ANDREW BRITNELL, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

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, North 4 degrees 43 minutes 25 seconds East 237.05 feet to a concrete monument being the Northwest corner of the property described herein; thence with Potter's South property line South 86 degrees 45 minutes 14 seconds East 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, South 2 degrees 55 minutes 00 seconds West 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 North 88 degrees 55 minutes 27 seconds West 278.01 feet to the point of beginning, and containing 1.457 acres, more or less.

Being the same property conveyed to Nicholas A. Pagliari and Carmen A. Pagliari, husband and wife by Warranty deed from Eliot Houser and wife, Kristine M. Houser of record in Instrument No. 20131126-0121474 Register's Office for Davidson County, Tennessee, dated November 22, 2013 and recorded on November 26, 2013.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 5044 Rawlings Road, Joelton, TN 37080.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 29th day of July, 2015.

Nicholas A. Pagliari

Carmen A. Pagliari

BILL GARRETT, Davidson County
Trans:T20150065759 DEEDWARR
Recvd: 08/07/15 14:06 2 pgs
Fees:13.00 Taxes:1089.65
20150807-0079013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nicholas A. Pagliari and Carmen A. Pagliari, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2015.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY