BILL GARRETT, Davidson County
Trans:T20150079880 DEEDWARR
Recvd: 09/21/15 08:42 2 pgs
Fees:13.00 Taxes:1165.50
20150921-0095316

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Michael Geracioti
1711 18th Avenue South, C-3
Nashville, TN 37212-3725

SEND TAX BILL TO:
Michael Geracioti
3717 Richland Ave
Nashville, TN 37205

MAP/PARCEL 104-08-0G-011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Joseph Pugliese, a married man,** has this day bargained and sold, and does hereby transfer and convey unto **Michael Geracioti, and wife, Mary Elizabeth Geracioti,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. C-3 of Arlington Court Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Arlington Court Condominium of record in Book 6806, Page 22, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Joseph Pugliese, a single person by Warranty deed from David Scott Waldrop, Jr., a single person of record in Instrument No. 20040324-0033120 Register's Office for Davidson County, Tennessee, dated March 12, 2004 and recorded on March 24, 2004.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: **1711 18th Avenue South, C-3, Nashville, Tennessee 37212.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters and restrictions in Book 6806, page 22 and Book 6806, Page 17, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 11th day of September, 2015.

Joseph Pugliese

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Joseph Pugliese,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11th day of September, 2015.

NOTARY PUBLIC

BEVERLY J. HEATHLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-05-16

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $315,000.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

File No. 158082