Davidson County	DEEDWARR
Recvd: 11/18/16 13:59	3 pgs
Fees:18.00 Taxes:699.30	
20161118-0122015	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant

KELSIE HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/16/20
(AFFIX SEAL)

G-VRES-16-704-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Pasquale Chase Rulli and Mary Rulli	Franklin Synergy Bank	
(NAME)	(NAME)	
704 Douglas Avenue	722 Columbia Avenue	**71-16-254.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT CLEMONS AND BAILEY CLEMONS, HUSBAND AND WIFE AND PATRICIA CLEMONS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PASQUALE C. RULLI, A SINGLE MAN AND MARY E. RULLI AND SALVATORE RULLI, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 55 feet of Lot Nos. 262, 263, 264 and 265 on the Map of Oakwood Park, of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 262, 263, 264 and 265 fronts 55 feet on the southerly side of Mile End (Douglas) Avenue and runs back 113 feet, more or less, on the easterly line and 113-1/2 feet on the westerly line with the easterly margin of an alley, to the northerly line of Lot No. 266.

Included in the above description, but expressly excluded therefrom is that portion conveyed to the Metropolitan Government of Nashville and Davidson County in Book 8537, Page 844, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott Clemons, Bailey Clemons and Patricia Clemmons by Warranty Deed from David M. Birchett and Paula R. Birchett, husband and wife, of record in Instrument No. 20150508-0042337, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.
- Conveyance to Metro Government of record in Book 8537, Page 844, Register's Office for Davidson County, Tennessee.
- Easements set out in Deed of record in Book 8537, Page 844, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **704 Douglas Avenue, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 11th DAY OF NOVEMBER, 2016.

× _____
Scott Clemons

× _____
By: _____, Attorney in Fact
Bailey Clemons by Scott Clemons,
Attorney in Fact

× _____
By: _____, Attorney in Fact
Patricia Clemons by Scott Clemons,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT CLEMONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of November, 2016.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Clemons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BAILEY CLEMONS, and who acknowledged he executed the same as the free act and deed of the said BAILEY CLEMONS.

Witness my hand and official seal, this the 11 of November, 2016.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Clemons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICIA CLEMONS, and who acknowledged he executed the same as the free act and deed of the said PATRICIA CLEMONS.

Witness my hand and official seal, this the 11 of November, 2016.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY