WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170017159 DEEDWARR
Recvd: 02/28/17 09:03 2 pgs
Fees:13.00 Taxes:784.40

20170228-0019610

Y-VRES-17-1057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Benjamin Palazzolo	**New Owner**	
(NAME)	(NAME)	**053-09-0B-171.00-CO**
1057 Pawnee Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **ANTONIO R. BRITTON AND SPOUSE, TAFFANY BRITTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN PALAZZOLO, UNMARRIED MAN,** 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 Lot No. 86 on the Plan of Section Five, Cumberland Station at Wilson Camp of record in Plat at Instrument No. 20060118-0006553, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Antionio R. Britton and Taffany Britton by Warranty deed from Randall Phillips Homes, LLC of record in Instrument No. 20060817-0101700 and Scrivener's Affidavit recorded on April 13, 2012 in Instrument No. 20120413-0031522 Register's Office for Davidson County, Tennessee, dated July 28, 2006 and recorded on August 17, 2006.

This conveyance is subject to:

- All matters shown on the Plan of record in Instrument No. 20060118-0006553, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20011015-0112096, Instrument No. 20020919-0114055, Instrument No. 20020722-0087864, Instrument No. 20020919-0114056, Instrument No. 20031030-0159799, Instrument No. 20031030-0159798, Instrument No. 20041115-0136852, Instrument No. 20041115-0136853 and Instrument No. 20060213-0017249, Register's Office for Davidson County, Tennessee.
- Assignment of Development Rights of record in Instrument No. 20061024-0131768, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 10585, Page 496, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20011017-0113082, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for common area and open space of record in Instrument No. 20060213-0017248, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement(s) of record in Instrument No. 20030512-0063102, Instrument No. 20031114-0166975 and Instrument No. 20050511-0053113, 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: **1057 Pawnee Trail, Madison, Tennessee 37115**.

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 24th DAY OF FEBRUARY, 2017.

Antonio R. Britton

Taffany Britton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTONIO R. BRITTON, 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 24th of February, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAFFANY BRITTON, 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 24th of February, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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