Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1097

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret Lautz and spouse, Chris Lautz**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph Agostino, a single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Southwood, of record in Book 2663, page 126 and corrected in Book 3166, page 482, Register's Office for said County, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Margaret Lautz and spouse, Chris Lautz by deed from Charles E. Cobb, unmarried, dated May 29, 2003, of record in Instrument No. 20030604-00765, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: **384 Ash Grove Drive, Nashville, TN 37211.**

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

BILL GARRETT, Davidson County
Trans:T20170031251 DEEDWARR
Recvd: 04/13/17 11:33 3 pgs
Fees:18.00 Taxes:810.30
20170413-0036205

WITNESS THE EXECUTION HEREOF this 6th day of April, 2017.

Margaret Lautz
Margaret Lautz

Chris Lautz
Chris Lautz

State of TN)
County of Blount)

On this 6th day of April, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Margaret Lautz and Chris Lautz, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Paul Ollis
Notary Public

My Commission Expires: 11/18

PAUL L. OLLIS
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

State of TN)
County of Blount)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 219,000.00.

Affiant

Sworn and subscribed before me on this the 6th day of April, 2017.

Paul Ollis
Notary Public

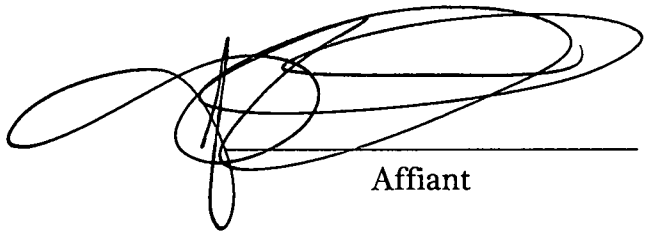
My Commission Expires: 11/18

PAUL L. OLLIS
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Joseph Agostino 384 Ash Grove Drive Nashville, TN 37211	new owner	161-8-100.00

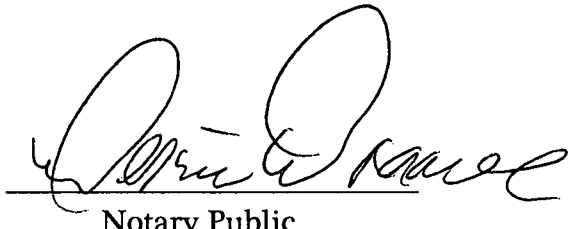
State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 219,000.00.



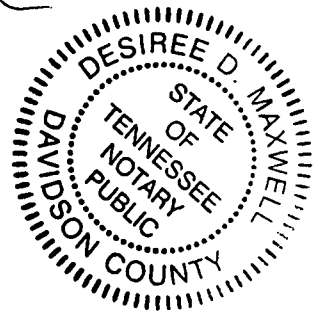
Affiant

Sworn and subscribed before me on this the 7th day of April, 2017.



Notary Public

My Commission Expires: 11/3/2020



NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Joseph Agostino 384 Ash Grove Drive Nashville, TN 37211	new owner	161-8-100.00