(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2017

Notary Public:

MY COMMISSION EXPIRES: 11/6/17
(AFFIX SEAL)

James M. Wells
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Theodore Pagano	Primary Residential Mortgage	Parcel ID:
806 Richardson Avenue	1480 North 2200 West	08204007800
Nashville, TN 37207	Salt Lake City, UT 84116	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Timmy Deran Hughes, Sr. and wife, Janice E. Hughes

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Theodore Pagano, a single man

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the west 55 feet of Lot Nos. 364 to 368, both inclusive on Map of Oakwood* Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee. (*erroneously shown as Oakland Park on prior deed)

Said parts of said lots front 55 feet on the south side of Richardson Street, and run back between parallel lines along the east margin of an alley, 154 feet to a dead line.

Being the same property conveyed to Timmy Deran Hughes, Sr. by deed from Shirley Hughes Bowman, of record in Instrument 20041108-0134085, said Register's Office, dated November 3, 2004.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 421, Page 12, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 806 Richardson Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20170051993 DEEDWARR
Recvd: 06/19/17 10:34 2 pgs
Fees:13.00 Taxes:580.90
20170619-0061103

Witness my hand this 16th day of June, 2017.

Timmy Deran Hughes, Sr.

Janice E. Hughes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timmy Deran Hughes, Sr. ~~and wife, Janice E. Hughes~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of June, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA A. NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 16th day of June, 2017.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.