STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26 DAY OF January, 2018

NOTARY PUBLIC

My Commission expires: 8-25-2018

DANA L. AUSTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17120016

Address of New Owner
Greg A. Pagani, Sr.
Penelope Pagani
5631 Higdon Road
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
053-036.01 AND

Bill Garrett Davidson County
Batch# 54985 DEEDWARR
02/05/2018 12:09:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180205-0011461

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Richard Markott, Jr., a single person,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Greg A. Pagani, Sr. and Penelope Pagani, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Cheatham County, Tennessee, described as follows, to wit:

Land lying in Cheatham and Davidson Counties, Tennessee, and being described according to a survey by Tommy E. Walker, Registered Land Surveyor, Tennessee No. 1465, according to a survey dated 19 April, 1992, as follows, to-wit:

Beginning at a point in the centerline of Higdon Road, Joelton, Tennessee, being the northeasterly corner of the same property conveyed to Jimmy E. Allen and wife, Brenda G. Allen, now Brenda G. Lovell, by Deed from Jerry Shively, Administrator of the Estate of Mabel Elizabeth Kittell, as shown of record in Book 6291, Page 86, Register's Office for Davidson County, Tennessee, and Book 227, Page 769, Register's Office for Cheatham County, Tennessee; thence along the centerline of Higdon Road, South 15 degrees 22' 59" West 50.93 feet to a point; thence continuing along the centerline of Higdon Road and with a curve to the left, having a radius of 1211.40 feet 125.80 feet to a point; thence leaving the centerline of Higdon Road, North 66 degrees 2' 5" West 1003.40 feet to a point; thence North 18 degrees 43' 42" East 298.13 feet to a point; thence South 83 degrees 41' 35" East 135.71 feet to a point; thence South 31 degrees 40' 52" East 168.00 feet to a point; thence South 33 degrees 40' 52" East 264 feet to a point; thence South 49 degrees 40' 52" East 80 feet to a point; thence North 40 degrees 30' 12" East 210.60 feet to a point; thence South 49 degrees 49' 00" East 385.04 feet to a point in the beginning.

LOCATED UPON THE ABOVE-DESCRIBED PROPERTY IS A 1999 Southern Energy EP-1395 manufactured home, Serial Number DSEAL13698AB, which has become and is affixed such that the manufactured housing unit is an improvement

Patrick Smith, Register
Cheatham County Tennessee
Instrument #: 185294
Rec #: 213988 Recorded
Rec'd: 10.00 2/1/2018 at 11:38 AM
State: 595.70 in Record Book
Clerk: 1.00 531
Other: 2.00 Pgs 958-959
Total: 608.70

to and made part of the real property, and to which the certificate of title has been properly surrendered to the State of Tennessee (detitled) pursuant to TCA §55-3-138, on September 26, 2013.

Being the same property conveyed to Richard Markott, Jr., a single person, by Warranty Deed from the Secretary of Housing and Urban Development, of Washington, D.C. dated 09/22/14 and recorded on 09/29/14 at Record Book 486, Page 787, Register's Office for Cheatham County, Tennessee, and further recorded as Instrument No. 20140930-0090099, Register's Office for Davidson County, Tennessee.

This is property generally located:
5631 Higdon Road, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s),.his/her/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.

IN WITNESS WHEREOF, **Richard Markott, Jr.** has/have caused this instrument to be executed, this the 26 day of January, 2018.

Richard Markott

Richard Markott, Jr.

STATE OF New York
COUNTY OF Erie

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Richard Markott, Jr.**, 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.

This the 26th day of January, 2018.

My commission Expires: _____

Vandana Bansal
NOTARY PUBLIC

VANDANA BANSAL
No. 01BA6147929
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 06/19/2018