Bill Garrett Davidson County
Batch# 100173 DEEDWARR
06/05/2018 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20180605-0053460

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $318,000.00 Affiant Subscribed and sworn to before me, this the ~~31st~~ 4th day of ~~May,~~ June 2018. Notary Public My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles T. Puccio Amy M. Puccio	NEW OWNER	
553 Rosedale Avenue, #131		118-04-0B-131.00-CO
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANNE BARRAZA, SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES T. PUCCIO AND AMY M. PUCCIO, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 131 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of The Row at Berry Hill Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, for a more complete identification and description of said unit.

Being the same property conveyed to Anne Barraza, single woman by Warranty deed from Joshua Lenox Bishop and wife, Cora Bishop of record in Instrument No. 20141126-0109371 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 26, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 553 Rosedale Avenue, #131, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of May, 2018.

Anne Barraza

STATE OF ~~TENNESSEE~~ Texas or AB
COUNTY OF ~~DAVIDSON~~ Travis or AB

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

Witness my hand and seal this 31st day of May, 2018.

Notary Public

My Commission Expires: 07/13/2020

NOTARY PUBLIC STATE OF TEXAS
JULIE ROBERTSON
Notary ID # 11792100
My Commission Expires
July 13, 2020

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

