RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810~~948~~1022

WARRANTY DEED

Bill Garrett Davidson County
Batch# 135124 **DEEDWARR**
08/30/2018 09:42:44 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20180830-0085977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2018.

NOTARY PUBLIC

My commission expires: 4/13/22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Harvey *et ux* 405 Scott Avenue Nashville, TN 37206	Same address as new owner	083 02 0 260.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty Five Thousand and 00/100 Dollars ($365,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **PAUL MASCITTI AND ANNETTE MASCITTI, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL A. HARVEY AND CHRISTINE N. HARVEY, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being part of Lots No. 1 and 2 on the unrecorded plan of a Resubdivision of Lots Nos. 16 and 17, on the original plan of Brownsville of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee and being described as follows:
>
> Beginning at a point on the westerly margin of Scott Avenue 300.00 feet north of the northerly margin of Greenwood Avenue, being the northeast corner of the property conveyed to W.B. Sneed and wife, E.R. Civils, Jr. by Deed recorded in Book 766, Page 757, said Register's Office; thence with the northerly line of the Civils property, westwardly 155.0 feet to the Easterly line of the H.A. Howe Property, thence with said Howe's easterly line, northwardly 60.0 feet; thence eastwardly 155.0 feet to the westerly margin of Scott Avenue; thence with same southwardly 60.0 feet to the beginning.
>
> Being the same property conveyed to Paul Mascitti and Annette Mascitti, husband and wife, by Warranty Deed from Kristin Arnold Pearson and Derek E. Pearson, wife and husband, dated May 29, 2014 and recorded at Instrument No. 20140603-0047764, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 21, Page 9; to any and all restrictive covenants and/or easements of record in of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the ~~13th~~ 24th day of August, 2018.

PAUL MASCITTI

ANNETTE MASCITTI

MM

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF ~~DAVIDSON~~ COOK

MM

Personally appeared before me, a Notary Public, Paul Mascitti and Annette Mascitti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the ~~13th~~ 24th day of August, 2018.

MM

MARTA MILOWICKI
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 2, 2022

Notary Public

MARTA MILOWICKI
Printed Notary Name

My commission expires: 07-02-22