WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 145502 **DEEDWARR**
09/26/2018 10:04:47 AM 2 pgs
Fees: $13.00 Taxes: $1,082.25

20180926-0095357

JILL RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-4-21
(AFFIX SEAL)

R-VRES-18-7116

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Shultz and Morgan E. Ballek	Same owner	
(NAME)	(NAME)	
7116 Bay Cove Trail		**141-12-0B-037.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEC A. PAGLIARULO AND CASEY M. PAGLIARULO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH SHULTZ AND MORGAN E. BALLEK, BOTH UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Phase 2, Southampton of record in Plat Book 5200, Page 595, amended in Book 6150, Page 298, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alec A. Pagliarulo and Casey M. Pagliarulo, husband and wife by Warranty deed from Carolyn Hayward, unmarried of record in Instrument No. 20171030-0110799 Register's Office for Davidson County, Tennessee, dated October 24, 2017 and recorded on October 30, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 5200, Page 595, corrected in Book 6150, Page 298, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5971, Page 839, amended in Book 6120, Pages 430 & 450, Book 6231, Page 63, Book 6624, Page 569, Book 6189, Page 940 and Book 7140, Page 345, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6355, Page 517, in the Register's Office for Davidson County, Tennessee.
- Charter for Southampton Homeowner's Association, Inc. of record in Book 6323, Page 132, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to Southampton Homeowner's Association, Inc. of record in Book 7385, Page 769, in the Register's Office for Davidson County, Tennessee.
- Easement to South Central Bell Telephone of record in Book 6009, Page 51, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7116 Bay Cove Trail, Nashville, Tennessee 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 31st DAY OF AUGUST, 2018.

Alec A. Pagliarulo by Nathan Keith AS ATTORNEY IN FACT
Alec A. Pagliarulo by Nathan Keith as Attorney in Fact

Casey M. Pagliarulo by Nathan Keith AS ATTORNEY IN FACT
Casey M. Pagliarulo by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALEC A. PAGLIARULO AND CASEY M. PAGLIARULO, and who acknowledged he/she/they executed the same as the free act and deed of the said ALEC A. PAGLIARULO AND CASEY M. PAGLIARULO.

Witness my hand and official seal, this the 31st of August, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212