WARRANTY DEED

Y-VRES-18-2703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Miranda A. Andrews	**New Owner**	
(NAME)	(NAME)	**096-01-0-128.00**
2703 Bluefield Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **JOSEPH PAGETTA AND KERI ANNE PAGETTA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIRANDA A. ANDREWS, AN UNMARRIED WOMAN,** 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 part of Lot No. 42 and 43 on the Plan of Bluefields Subdivision of record in Plat Book 843, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description according to a survey by Murray Wall and Company, P.C., dated February 26, 2014, as follows;

Beginning at a point in the Westerly margin of Bluefield Avenue, said point being the Northwest corner of Lot 43 and also being the Northeast corner of Lot 42 on said plan, being the point of beginning of the herein described tract; thence with said right of way of Bluefield Avenue South 45 degree 00 minute 00 second Ease 56.10 feet to an existing iron pin in concrete; thence leaving said right of way and with the North line of the property conveyed to Scott B. Lewis in Instrument No. 20051012-0122871, South 30 degree 04 minute 52 second West 160.80 feet to an existing iron pin to concrete, said point being the Southeasterly corner of the property conveyed to Marc Moore in Instrument No. 20051004-00119044 and being the Southwesterly corner of the herein described tract; thence with the Easterly line of Moore, North 24 degree 57 minute 35 second West 253.92 feet to an iron pin in concrete in the Southerly margin of Overhill Circle, now or formerly Cumberland Circle; thence with said margin and with a curve to the right, having the follow characteristics; arc 127.28 feet, radius 104.30 feet, delta of 69 degrees 55 minutes 18 seconds, chord bearing South 79 degrees 53 minutes 07 seconds East; chord distance 119.53 feet to an existing iron pin in concrete in the Westerly margin of Bluefield Avenue; thence with the Westerly margin of Bluefield Avenue, South 45 degrees 00 minutes 00 seconds East 43.00 feet to the point beginning and containing 0.497 acres, more or less.

Being the same property conveyed to Joseph Pagetta, unmarried by Warranty deed from Cheryl Johnson, married of record in Instrument No. 20140310-0019739 Register's Office for Davidson County, Tennessee, dated February 27, 2014 and recorded on March 10, 2014.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 16, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 737, Page 258, 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: **2703 Bluefield Avenue, Nashville, Tennessee 37214**.

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.

Karen Y Johnson Davidson County
Batch# 182828 **DEEDWARR**
01/11/2019 10:00:07 AM 2 pgs
Fees: $13.00 Taxes: $1,180.30

20190111-0003041

Witness my/our hand(s) this the 9th DAY OF JANUARY, 2019.

Joseph Pagetta

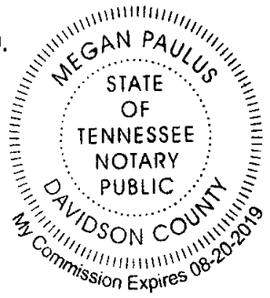
Keri Anne Pagetta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of January, 2019.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

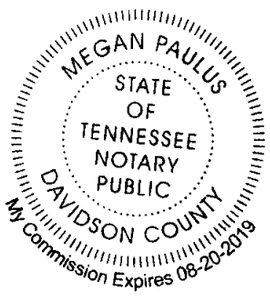


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of January, 2019.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
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Nashville, TN 37212