STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 223741 **DEEDWARR**
04/30/2019 10:19:14 AM 2 pgs
Fees: $13.00 Taxes: $2,053.50

20190430-0039778

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2019.

Notary Public
MY COMMISSION EXPIRES: 12-19-20
File No. G19-4812

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joseph A. Paviglianti and Teresa Paviglianti	SAME	007-14-0A-007.00-C
(NAME)	(NAME)	
2224 KAYLA DRIVE		
(STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Michael T. Ragland, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph A. Paviglianti and Teresa Paviglianti, husband and wife**, HEREINAFTER CALLED THE GRANTEES, 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 Lot(s) 7, as shown on the map entitled Greenview Estates, of record as Instrument Number 20011213-0137531, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael T. Ragland, unmarried by Quitclaim Deed dated February 18, 2015 from Trace Ragland nka Michael T. Ragland, unmarried, recorded February 25, 2015, in Instrument Number 20150225-0016139, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Restrictive Covenant, Condition, or Restrictions of record in Instrument Number 20011213-0137563, Instrument Number 20060309-00274314, recorded in the Register's Office of Davidson County Register of Deeds.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument Number 20011213-0137531, Register's Office for Davidson County, Tennessee.
3. Subject to Permanent Drainage Easement of record in Book 6173, Page 477, Register's Office for Davidson County, Tennessee.
4. Subject to Easement to Bellsouth Telephone of record in Instrument Number 20010314-0024210, Register's Office for Davidson County, Tennessee.
5. Subject to Easement to NES of record in Instrument Number 20010314-0024209, Register's Office for Davidson County,

Tennessee.

6. Subject to Stormwater Detention Agreement of record in Instrument Number 20010223-0017162, Register's Office for Davidson County, Tennessee.
7. Subject to Agreement for Dedication of Easement for sewage pumps, service lines, ingress/egress purposes and appurtenances of record in Instrument Number 20040414-0041954, Register's Office for Davidson County, Tennessee.
8. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2224 Kayla Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

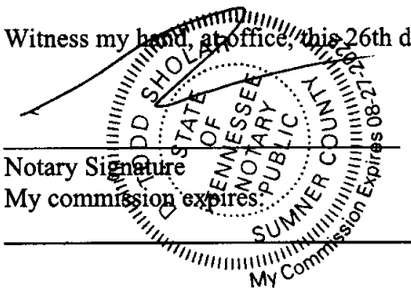
Witness my/our hand(s) this 26th day of April, 2019.

Michael T. Ragland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of April, 2019, before me personally appeared Michael T. Ragland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 26th day of April, 2019.



Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066