Karen Johnson Davidson County
Batch# 237410 DEEDWARR
05/31/2019 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $945.35
20190531-0052088

WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,500.00

Nathaniel J. Pugh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KIMBERLY D. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 1531 Hunt Club Blvd, Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathaniel J. Pugh Anna Pugh	FirstBank	064-13-0A-021.00CO
(NAME) 601 Hardin Shire Dr.	(NAME) 318 Seaboard Lane, Suite 205	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Frank L. Spagnola and Linda K. Spagnola, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nathaniel J. Pugh and Anna Pugh, 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:

Being Lot No. 21 on the Plan of The Villages at Southfork, as of record in Plat Book 6900, Page 482, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Frank L. Spagnola and wife, Linda K. Spagnola, by Warranty Deed from Monnie J. Wood, unmarried, dated July 28, 1995 and recorded August 3, 1995 in Book 9750, Page 429, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2019 and subsequent years, a lien, but not yet due and payable. Map & Parcel 064-13-0A-021.00 CO

Subject to the plan of record in Plat Book 6900, page 482, said Register's Office.

Subject to restrictions of record in Book 7390, page 454, said Register's Office.

Subject to a Stormwater Detention Agreement of record in Book 4305, Page 402, said Register's Office.

Subject to a Charter in Book 7174, Page 613, as amended in Book 7536, Page 745, Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Common Areas in Book 7470, Page 820, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 601 Hardin Shire Dr., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 30th day of May, 2019.

Frank L. Spagnola

Linda K. Spagnola

State of Tennessee
County of ~~Sumner~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank L. Spagnola and Linda K. Spagnola, the bargainor(s), 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 purposes therein contained.

WITNESS my hand and seal this 30th day of May, 2019.

Notary ~~Public~~
My Commission Expires: 5/11/22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 20192015

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022