Karen Johnson Davidson County
Batch# 328016 DEEDWARR
12/11/2019 09:03:23 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20191211-0127628

OLIVIA DOUGAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03/28/22

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me, this 9th day of December, 2019.

Notary Public

My commission expires:
03/28/22

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William E. D'Angelo **Olga I. D'Angelo**	New Owner	**141150D11300CO**
216 Claytie Court		
Nashville, TN 37221		

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 HEREBY ACKNOWLEDGE, WE,

Michael A. Pachelli and Cecile M. Pachelli, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William E. D'Angelo and Olga I. D'Angelo, 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 No. 113 on the Plan of Phase II, Sheffield on The Harpeth, of record in Book 6900, pages 410 and 411, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael A. Pachelli and wife, Cecile M. Pachelli, by Warranty Deed from Todd S. Breyer, unmarried, and Rebecca L. Breyer, unmarried, dated October 31, 2011, of record in Instrument No. 20111109-0087573, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Rights or claims of parties in possession not shown in the public records.

Any Lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished imposed by law and not shown by the public records.

Easement, liens or encumbrances or claims thereof, which are not shown by the public records.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered hereunder.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 216 Claytie Court, Nashville, TN 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 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 in 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.

Michael A. Pachelli by Bernadette Marie Keaggy
his Attorney in Fact Date: 12/9/19
Michael A. Pachelli
By: Bernadette Marie Keaggy
His Attorney in Fact

Cecile M. Pachelli by Bernadette Marie Keaggy
his Attorney in Fact Date: 12/9/19
Cecile M. Pachelli
By: Bernadette Marie Keaggy
Her Attorney in Fact

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Bernadette Marie Keaggy** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **Michael A. Pachelli and Cecile M. Pachelli,** and is authorized by them to execute this instrument on their behalf by virtue of a Power of Attorney recorded in Instrument No. 20191211-0127625 and Instrument No. 20191211-0127626, in said Register's Office.

Witness my hand, at office, this 9th day of December 2019.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 6/7/21