Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-RMX-19-816

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $370,000.00.

Affiant

Subscribed and sworn before me this the 7th day of January, 2020.

Notary Public
My commission expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Karen Johnson Davidson County
Batch# 341209 DEEDWARR
01/09/2020 03:11:31 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20200109-0003324

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brian M Maragno	First Community Mortgage, Inc	083 07 1B 002.00
816 Powers Avenue	275 Robert Rose Dr.	
Nashville, TN 37206	Murfreesboro, TN 37129	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MCPHERSON AND ASSOCIATES, INC., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRIAN M. MARAGNO, A SINGLE MAN hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, together with limited common areas appurtenant to said unit, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 814 Powers Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180604-0053187, Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "A", to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to McPherson and Associates, Inc. by deed from Maria Danielle Aguiar, dated 04/30/2018, of record in Instrument No. 20180503-0042065, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 816 Powers Avenue, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 7th day of January, 2020.

McPherson and Associates, Inc.
BY: Thomas O McPherson, Authorized Agent
Thomas O. McPherson, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas O. McPherson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Authorized Agent of McPherson & Associates, Inc., and that he, as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Thomas O. McPherson as such Authorized Agent.

Witness my hand and official seal this 7th day of January, 2020.

My commission expires:
1/17/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY