This Instrument Prepared By:	STATE OF TENNESSEE COUNTY OF SUMNER
Lawyer's Title & Escrow, LLC 145 Maple Row Blvd. Henersonville, TN 37075	The actual consideration or value, whichever is greater for this transfer is $250,000.00. Affiant Subscribed and sworn to before me, this 24th day of February, 2020. Notary Public My Commission Expires: 03/24/20

Karen Johnson Davidson County
Batch# 368211 DEEDWARR
03/05/2020 03:19:24 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20200305-0025127

SARAH HUTCHESON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Joseph Pugliese 1611 Valle Verde Drive Brentwood, TN 37027	New Owner	161-15-0B-62.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Randall Edwards, a single person, the "Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Joseph Pugliese, a single man, the "Grantee," the following described real estate in Sumner County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 225 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, for a more complete identification and description of said Unit.

Being the same property conveyed to Randall Edwards, a single person by Warranty deed from Sean M. Kelly, a single person of record in Instrument No. 20150914-0092875 Register's Office for Davidson County, Tennessee, dated September 10, 2015 and recorded on September 14, 2015.

Being also known as 3722 Lausanne Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, Grantee's successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 20 3722

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24 day of February, 2020.

Randall Edwards

Randall Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of February, 2020, before me personally appeared Randall Edwards, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, this 24 day of February, 2020.

Traci Sellers

Notary Signature

My commission expires: _____

TRACI SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE