THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 475986 DEEDWARR
09/15/2020 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.13
20200915-0105006

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **434,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF Sept, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick L. Swett		
420 Wellington Sq	New owner	085-11-0-117.00
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Pampas LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick L. Swett and Pascha L. Swett, 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. 5 on the Plan of Final Plat of Section One, Dogwood Place of record in Plat at Instrument No. 20001010-0100382 (erroneously referred to as Instrument No. 20001010-0100302 in prior deeds), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Luciano Scala, a married man by Warranty deed from Margit Prosser, an unmarried woman of record in Instrument No. 20181009-0099995 Register's Office for Davidson County, Tennessee, dated October 05, 2018 and recorded on October 09, 2018.

Being the same property conveyed to Pampas LLC by Quitclaim deed from Luciano Scala, a married man of record in Instrument No. 20190605-0053747 Register's Office for Davidson County, Tennessee, dated June 03, 2019 and recorded on June 05, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) All matters of record in Instrument No. 20001010-0100382 in the said Register's Office; (2) Easements of record at Book 5182, page 560, as record in the said Register's Office; (3) Notice of Completion of record in Instrument No. 20200819-0093241; (4) Taxes which have been prorated and assumed by Grantee; (5) All restrictions of record; (6) All easements of record; (7) All visible easements; (8) All matters appearing on the plan of record; (9) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **420 Wellington Sq, Nashville, TN 37214.**

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 hand this the 11th day of September, 2020.

Pampas LLC, a Tennessee limited liability company

BY: LUCIANO SCALA

ITS: SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Luciano Scala, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of the maker, **Pampas LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 11th day of September, 2020.

My Commission expires 3/28/22

Notary Public

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Venikkia Branch, 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 of the original document executed and authenticated according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21