Karen Johnson Davidson County
Batch# 856479 DEEDWARR
05/17/2022 10:27:51 AM 2 pgs
Fees: $13.00 Taxes: $8,510.00
20220517-0056560

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,300,000.00

Kirsten Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 5.7.2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Vigliano	New Owner	12907000400
(NAME)	(NAME)	
166 Vaughns Gap Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Britt Steele and Paolo Fabrizio Venuta, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Vigliano,** 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. 64 on the Plan of Re-Subdivision of Lot 64 on the Plan of West Meade Farms, Inc., Section One Subdivision, of record in Book 2854, Page 109, Register's Office for Davidson County, Tennessee, which plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a point on the northerly margin of Vaughn's Gap Road at the common corner of Lots Nos. 63 and 64, thence with the margin of said road westerly and northwesterly 408.2 feet to the beginning of a curve; thence along said curve northwesterly 30.5 feet to a point in the easterly margin of Robin Hill Road; thence with the margin of said road North 4 degrees 31' East 233.9 feet a point, common corner of Lots Nos. 64 and 64A; thence with the line between said two lots easterly 238.2 feet to a point and continuing southeasterly 192.3 feet to a point; thence South 5 degrees 51' West 271.7 feet to a point of beginning.

Being the same property conveyed to Britt Steele and Paolo Fabrizio Venuta, wife and husband by deed dated October 28, 2015 from Jose F. Nunez and wife, Yvette D. Nunez of record in Instrument No. 20151102-0111548 as corrected by Scrivener's Affidavit in Instrument No. 20151105-0112846, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 166 Vaughns Gap Road, Nashville, TN 37205
(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 13th day of May, 2022.

Britt Steele

Paolo Fabrizio Venuta

State of Tennessee
County of Davidson

On this 13th day of May, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Britt Steele and Paolo Fabrizio Venuta, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 13th day of May, 2022.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 22-Vigliano

