WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$440,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-3-07
(AFFIX SEAL)

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/29/05 09:57 2 pgs
Fees:13.00 Taxes:1628.00

20050829-0102943

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurice Consiglio	Maurice Consiglio	118-07-0-160.00
(NAME)	(NAME)	
2810 Bransford Ave	2810 Bransford Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, Winchel Realty L.P., hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Maurice Consiglio and Norma Jean Fisher, 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. :

Being Lot No.12 on the plan of **Berry Hill Gardens,** Block D., as of record in Plat Book 1130, page 36, Register's Office for Davidson County, Tennessee.

This being the same property conveyed Winchel Reality, L.P. by William T. Winchel and Lucy R. Winchel (one and the same person as Lucy K. Winchel) Deed dated December 29,1995, filed of record on January 02, 1996 in Book 9905, Page 39 in the aforesaid Register's Office.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 1130, page 36, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2810 Bransford Ave., Nashville, TN 37204
(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of August, 2005.

Winchel Realty L.P.

By: Winchel Realty L.P. by

Attorney in Fact

STATE OF TN

COUNTY OF Williamson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Ross Winchel (name), with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Attorney in fact for Winchel Realty (title) of Winchel Realty (co. name), the within named bargainor(s), a corporation, and that as such Attorney in fact for Winchel Realty (title) of Winchel Realty (co. name), are duly authorized and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 16th day of August 2005.

Commission expires: 03/09/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.