File No. 526040026

# WARRANTY DEED

PREPARED BY & RETURN TO:
COMMERCE UNION TITLE, LLC
5200 MARYLAND WAY STE 100
BRENTWOOD, TN. 37027

TAREE L. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/24/09

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/21/06 10:25 2 pgs
Fees:13.00 Taxes:1147.00
20060621-0074020

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Angela Randazzo | Angela Randazzo | 115-6-67 |
| (NAME) 6616 sussex Circle | (NAME) 6616 sussex Circle | |
| (ADDRESS) Nahsville, TN 37205 | (ADDRESS) Nahsville, TN 37205 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **STEPHEN MARK SEFSIK AND CARRIE LINN, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF SALLYE K. SEFSIK,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGELA RANDAZZO,** HEREINAFTER CALLED THE GRANTEE(S), her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 160 on the Plan of Section Six, West Meade Hills, as of record in Plat Book 3106, Page 138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephen R. Sefsik and wife, Sallye K. Sefsik by deed from J.B. Downey and Sons, Inc. dated 7/31/63 and recorded on 08/07/63 In Record Book 3612, Page 23, Register's Office for DavidsonCounty.

Being the same property conveyed to the Estate of Sallye K. Sefsik of record by Last Will and Testament dated October 29th, 2002 and filed on January 9th, 2004 in Probate Court, also see Will in 04P-44, of Record for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6616 Sussex Circle, 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 GRANTEE(S), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her 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 hand(s) this 11th day of May, 2006.

Stephen Mark Sefsik, Co-Personal Representative for the Estate of Sallye K. Sefsik

Carrie Linn, Co-Personal Representative for the Estate of Sallye K. Sefsik

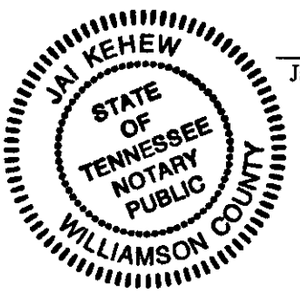
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Stephen Mark Sefsik and Carrie Linn, Co-Personal Representatives of the Estate of Sallye K. Sefsik the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of May, 2006.

Commission expires: September 16, 2009




Jai Kehew — Notary Public

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**RETURN TO:**
**Home Closings Title, LLC**
**216 Centerview Drive**
**Suite 139**
**Brentwood, Tennessee 37027**