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File No. 280800078

WARRANTY DEED

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,500.00

Elaine Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: .09/18/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/20/08 15:16 3 pgs
Fees:18.00 Taxes:641.95
20080820-0085720

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip E Cicero	Regions Bank DBA Regions Mortgage	161-10-0A-115.00 CO
(NAME) 5401 Hunters Ridge	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham, AL 35244	
(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 , **Mary Elaine Eslinger, married,*** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Philip E. Cicero, unmarried and Carolyn Cicero, unmarried, as joint tenants with right of survivorship**, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No.173, Villages of Brentwood, Phase Two, of record in Plat Book 6250, page 169, as corrected by Surveyor's Certificate of Correction of record in Book 8484, page 140, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John T. Shelton and wife, Mary Elaine Shelton by Deed dated July 18, 1986 from Fox Ridge Company, a Limited Partnership of record in Deed Book 6924, page 71, Register's Office for Davidson County, Tennessee. The said John T. Shelton died August 20, 1995. The said Mary Elaine Shelton is now known as Mary Elaine Eslinger.

*Don R. Eslinger, husband of Mary Elaine Eslinger, joins in this instrument to convey any and all interest he has in said property.

Taxes for the year 2008 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 6250, Page 169, as corrected in Book 8484, page 140, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6143, Page 11, Register's Office of said County.

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 5401 Hunters Ridge, Nashville, TN 37211
(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), 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), 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 20th day of August, 2008.

Mary Elaine Eslinger by

Mary Elaine Eslinger

Don R. Eslinger by

Don R. Eslinger

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Duane Blevins, with whom I am personally acquainted and who proved himself to be the attorney in fact of Mary Elaine Eslinger and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of August, 2008.

Commission expires: 10/10/09

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Duane Blevins, with whom I am personally acquainted and who proved himself to be the attorney in fact of Don R. Eslinger and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of August, 2008.

Commission expires: 10/10/09

Notary Public

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RETURN TO:

I, Catherine H. Gwyn, 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

