WARRANTY DEED

Record & Return TO:
Foundation Title & Escrow
30 Burton Hills Blvd, #175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Leigh Bain Hitchcock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of **October, 2009**

Notary Public
MY COMMISSION EXPIRES: 9.15.10
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Comm. Expires September 15, 2010

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Hitchcock and Leigh Hitchcock	Fifth Third Mortgage Company	161-3-155.00
(NAME) 5012 N. Hilson Drive	(NAME) 5001 Kingsley Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Cincinnati, OH, 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Jonathan L. Siccardi and wife, Karin E. Siccardi**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Leigh Bain Hitchcock and Michael Shane Hitchcock, wife and husband**, 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. 36 on the Plan of McMurray Park of record in Book 5050, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 72.69 feet on the easterly margin of North Hilson Drive and extends back 178.17 feet on the northerly line and 180.34 feet on the southerly line to a dead line in the rear, measuring 74.57 feet thereon.

Being the same property conveyed to Jonathan L. Siccardi and Karin E. Beam, both unmarried, as Joint Tenants with Right of Survivorship by Warranty Deed from Carl A. Ledbetter, married, dated October 19th, 1999 and recorded in Book 11712, page 870, Register's Office for Davidson County, Tennessee. Jonathan L. Siccardi and Karen E. Beam having since married.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5012 N. Hilson Drive, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20090075521 DEEDWARR
Recvd: 11/05/09 10:19 2 pgs
Fees:13.00 Taxes:592.00
20091105-0102329

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, has 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 our hands this **30th** day of **October, 2009**

Jonathan L. Siccardi

Karin Siccardi by Jonathan L. Siccardi her attorney in fact

Karin E. Siccardi
By: Jonathan L. Siccardi, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Jonathan L. Siccardi**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **October, 2009**

Notary Public

My commission expires: 9-15-10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

State of Tennessee
County of Davidson

On this 30th day of October, 2009, before me, a Notary Public in and for said State and County, duly commission and qualified, personally appeared Jonathan L. Siccardi, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Karen E. Siccardi, and who acknowledged that he executed the same as the free act and deed of Karen E. Siccardi.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 2009.

My Commission Expires: 9-15-10

Notary Public

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010