BILL GARRETT, Davidson County
Trans:T20140022257 DEEDWARR
Recvd: 04/02/14 14:36 2 pgs
Fees:13.00 Taxes:407.00
20140402-0027494

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: INDEFINITE

(AFFIX SEAL)

Ann Marie CHIAPPETTA
Consul of the United States of America

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William Thomas Mauro | NEW OWNER | 135120C03600C0 |
| (NAME) | (NAME) | |
| 1927 Nashboro Blvd. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | | |
| (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,

**STEPHANIE BUSSON, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**WILLIAM THOMAS MAURO AND CAROLYN JEAN MAURO,** Husband and wife

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 Unit 36, Nashboro Village – Tract 13, as shown on Plat of record in Instrument No. 20021230-0161681, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property .

Being the same property conveyed to Stephanie Busson, unmarried by deed from Nahid Sarikhani, unmarried, recorded on March 31, 2008, of record in Instrument No. 20080331-0031522, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1927 Nashboro Blvd., Nashville, TN 37217

(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 hand(s) this 24th day of March, 2014.

Stephanie Busson

France Republic of France City of Marseille SS
Consulate General of the United States of America
_____ (Province)
Consulate of the United States in MARSEILLE - FRANCE (City)

Before me, a consul (or Charge d'Affairs or Envoy or Minister or Ambassador) of the United States of America accredited to France, duly commissioned and qualified, personally appeared Stephanie Busson, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand, at office, this 24th day of March, 2014

Ann Marie CHIAPPETTA
Consul of the United States of America ; (Title of Person)

THE UNITED STATES OF AMERICA MARSEILLE, FRANCE

Map and Parcel: 135120C03600CO
Property Address: 1927 Nashboro Blvd., Nashville TN 37217