B0436

(2)

**NEW OWNER:**

Kimberly Maxey
Alex Bird
2103 10th Avenue South
Nashville, TN 37204

**SEND TAX BILLS TO:**

New Owner

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 14-0573

**Map 105 Group 13-O Parcel 156.00**

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140054052 DEEDWARR
Recvd: 07/25/14 15:42 3 pgs
Fees:18.00 Taxes:1600.62
20140725-0066459

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thirty-Two Thousand Six Hundred and 00/100 Dollars** (**$432,600.00**) cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT F. SIDONIO, JR. AND wife, TARA C. SIDONIO** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **KIMBERLY MAXEY AND ALEX BIRD, WIFE AND HUSBAND,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being a part of Lot No. 2 on the plan of W.L.B. Lawrence Plan of Lots, as of record in Book 21, Page 148, Register's Office for Davidson County, Tennessee, and being the southerly 50.0 feet of Lot No. 13 on the plan of the McAllister property of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee, described as follows:**

**Beginning at a point in the westerly margin of Tenth Avenue South, 59.0 feet south of the intersection of Tenth Avenue South and Douglas Avenue; thence southwardly 50.0 feet to the common front corner of Lots 12 and 13 on the plan of McAllister property; thence with the line between said lots westwardly 190.0 feet, more or less, to a point in the alley; thence with the said alley northwardly 50.0 feet to a point; thence eastwardly 190.0 feet, more or less, to the point of beginning.**

**Being the same property conveyed to Robert F. Sidonio, Jr. and wife, Tara C. Sidonio, by Warranty Deed from James W. Wells and wife, Katrina A. Wells, dated July 23, 2010, and of record in Instrument No. 20100727-0058846, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as 2103 10th Avenue South, Nashville, Tennessee 37204.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of **July, 2014**.

ROBERT F. SIDONIO, JR.

Tara C. Sidonio by:
TARA C. SIDONIO her attorney in ~~fact~~

By: _____
ROBERT F. SIDONIO, JR., Attorney-In-Fact
Pursuant to Power of Attorney of record in Book
_____, Page _____, RODCT.
*Instrument # 20140725-0066458

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROBERT F. SIDONIO, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 23rd day of **July, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROBERT F. SIDONIO, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, TARA C. SIDONIO, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 23rd day of **July, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**********

The actual consideration or value, whichever is greater, for this transfer is $ **432,600.00** .

AFFIANT

Sworn to and subscribed to before me 23 day of **July, 2014**.

NOTARY PUBLIC

My commission expires: _____

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE