WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150035300 DEEDWARR
Recvd: 05/07/15 10:15 2 pgs
Fees:13.00 Taxes:787.18
20150507-0041765

B-SRN-15-201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Blake Chancey and Jackie Chancey	New Owner	
(NAME)	(NAME)	
5974 Benders Ferry Rd	**5974 Benders Ferry Rd**	**143-01-0A-201.00-CO**
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	**Mount Juliet, TN 37122**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOSEPH C. GUERCIO, TRUSTEE OF THE JOSEPH C. GUERCIO REVOCABLE TRUST, DATED SEPTEMBER 19, 2008,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BLAKE CHANCEY AND JACKIE CHANCEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 201 of Windsor Terrace Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Windsor Terrace Condominiums of record in Book 7150, Page 921 and site plan being originally of record in Book 6250, page 869, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to The Joseph C. Guercio, Trustee of The Joseph C. Guercio Revocable Trust, dated September 19, 2008 by Grant, Bargain, Sale deed from Joseph C. Guercio, an unmarried man of record in Instrument No. 20120613-0051525 Register's Office for Davidson County, Tennessee, dated September 19, 2008 and recorded on June 13, 2012.

This conveyance is subject to:
- Taxes for the year 2015.
- Master Deed establishing a Horizontal Property Regime of Windsor Terrace Condominiumsof record in Book 7150, Page 921, as amended in Book 7436, page 667, re-recorded in Book 7464, page 297, amended in Book 7661, page 40; Book 7729, page 206, Book 7980, page 717 and Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8097, Page 976 and Book 7168, page 684, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **201 Windsor Terrace Drive, 201 , Nashville, Tennessee 37221**.

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), their 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), 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 the 6th DAY OF MAY, 2015.

Joseph C. Guercio, Trustee of The Joseph C. Guercio Revocable Trust, dated September 19, 2008

BY: _____
James Seth Guercio
Trustee

_____
James Seth Guercio
Individually

James Seth Guercio joins in this conveyance individually as beneficiary under said trust to convey any and all interested he may have in said property.

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES SETH GUERCIO, TRUSTEE of JOSEPH C. GUERCIO, TRUSTEE OF THE JOSEPH C. GUERCIO REVOCABLE TRUST, DATED SEPTEMBER 19, 2008, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of May, 2015.

_____
Notary Public
My Commission Expires: May 17, 2018
(SEAL)

OCTAVIO GALLARDO
Commission # 2065085
Notary Public - California
Los Angeles County
My Comm. Expires May 17, 2018

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES SETH GUERCIO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of May, 2015.

_____
Notary Public
My Commission Expires: May 17, 2018
(SEAL)

OCTAVIO GALLARDO
Commission # 2065085
Notary Public - California
Los Angeles County
My Comm. Expires May 17, 2018

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212