WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/15 15:40 3 pgs
Fees:18.00 Taxes:1332.00
20151002-0100745

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mary Mastrapasqua	New Owner	155 16 0A 069.00
(NAME) 404 Trace Park Ct	(NAME)	
(ADDRESS) Nashville Tn 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Sixty Thousand And No/100 Dollars ($360,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **John Russell and Nancy Russell Lage, Co Executors of the Estate of Alice Elizabeth Gadler,**, hereinafter called the Grantors, has bargained and sold, and by these presents do transfer and convey unto **Mary Mastrapasqua**, hereinafter called the Grantee, 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 Lot No. 108 on the Plan of Traceside, Section Two, of record in Book 7900, Pages 980 and 981, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Alice Gadler, married by Warranty Deed from Centex Real Estate Corporation dated November 10, 1995 and recorded Novemeber 15, 1995 in Book 9860, Page 104 in said Register's Office for Davidson County, Tennessee. Alice Gadler having since died on December 24, 2014, and probated in Davidson County Case No. 15P360.

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.

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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 404 Trace Park Circle, Nashville, TN 37221-4075

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 29th Day of September, 2015.

Estate of Alice Elizabeth Gadler

BY: John Russell Co-Executor
John Russell, Co Executor

BY: Nancy Russell Lage, CO-EXECUTOR
Nancy Russell Lage, Co Executor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary in and for said County and State, personally appeared John Russell and Nancy Russell Lage, whom I am personally acquainted and upon their oath acknowledged themselves to be Co Executors and that they executed the foregoing instrument for the purpose therein contained by signing on behalf of **the Estate of Alice Elizabeth Gadler.**

Witness my hand and official seal, this the 29th of September, 2015.

Laurie Mathis Hom
Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: FRN-154318

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith