WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160000249 DEEDWARR
Recvd: 01/04/16 11:23 2 pgs
Fees: 13.00 Taxes: 684.50

20160104-0000263

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cody Blaine Amann	Pinnacle Bank	
(NAME)	(NAME)	
500 Moss Landing Drive	150 3rd Ave So #900	1500600770
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tony P. Cicirello, an unmarried man abd Bernita R. Cicirello, an unmarried woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Cody Blaine Amann and Brittany Amann, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot No. 71 on the Plan of Percy Priest Meadows, Section Two, as of record in Plan Book 4860, Page 15, and amended in Book 5294, Page 709, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Tony P. Cicirello and wife, Bernita R. Cicirello by Warranty Deed dated 09/22/1998 from Melvin Lowe and wife, Claudia S. Lowe of record in Book 11124, Page 689, Register's Office for Davidson County, Tennessee. The said Tonty P. Cicirello and Benita R. Cicirello having since divorced per divorce decree filed 6/23/2015 docket #14D-1723 in Davidson County are now unmarried.

All matters as set forth per Book 4860, Page 15, said Register's Office.
Restrictive Covenants of record in Book 4914, Page 404, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 500 Moss Landing Drive, Antioch, TN 37013
(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 GRANTEE(S), their heirs and/or 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/or 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 21st day of December, 2015.

Tony P. Cicirello

Bernita R. Cicirello by Tony P. Cicirello her atty in fact

Tony P. Cicirello

Bernita R. Cicirello by Tony P. Cicirello her atty in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony P. Cicirello the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of December, 2015.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

On this 21st day of December, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Tony P. Cicirello, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Bernita R. Cicirello, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20160104-0000262, Register's Office of Davidson County, Tennessee.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

When recorded, please **return to**
Realty Title and Escrow **Co., Inc.**
206A Cool Springs Blvd #106
Franklin, TN 37067