WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160026896 DEEDWARR
Recvd: 04/04/16 10:52 2 pgs
Fees:13.00 Taxes:1239.50

20160404-0031646

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

PAMELA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Zachary B. Ciccolo	new owner	082-13-OG-301.00
(NAME)	(NAME)	
301 Criddle Street, Apartment 301		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(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, **Geoffrey Lee and Sandra Lee, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Zachary B. Ciccolo, unmarried**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

That certain tract or parcel of Land in Davidson County, state of Tennessee, described as follows, to wit:
Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 301, as specified on the Plat shown on the First Amendment to Master Deed, on the plan of Harrison Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee code annotated, and as established by a Master Deed for Harrison Square Condominiums, of record under Instrument No. 20060823-0103941, and First Amendment in Instrument No. 20071025-0126183, as further amended in Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the by-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed, reference is hereby made to the plan of Harrison Square Condominiums for placement of units, as shown on Exhibit "A" to the First Amendment to Master Deed of record under Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Geoffrey Lee and Sandra Lee, husband and wife by Warranty Deed dated 11/03/2014 from Kristy Offitt, an Unmarried woman of record in Instrument 201411070102993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Real Property Taxes for the year 2016 and subsequent years, a lien not yet due and payable; Masterdeed Establishing Harrison Square Condominiums of record in Instrument 200608230103941; First Amendment to Masterdeed of record in Instrument 200710250126183; Second Amendment to Masterdeed of record in Instrument 200801040001138; Third Amendment to Masterdeed of record in Instrument 200901270006865; Stormwater Detention Agreement of record in Instrument 200605180058543; Agreement for Dedication of Easement for Storm Drainage of record in Instrument 200605180058549;

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200608220103433; Stormwater Detention Agreement of record in Instrument 200608220103456; Charter of the Homeowner's Association of record in Instrument 200608230103940, 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 301 Criddle Street, Apartment 301, Nashville, TN 37219
(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), his 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), his 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 31 day of March, 2016.

Geoffrey Lee

Sandra Lee

State of Tennessee
County of Wilson

Personally appeared before me Geoffrey Lee and Sandra Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2016.

Notary Public

My Commission Expires: 8-14-17

TRACEY TRUMPHOUR * STATE OF TENNESSEE NOTARY PUBLIC * WILSON COUNTY

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

MARILYN C. NEWMAN * STATE OF TENNESSEE NOTARY PUBLIC * WILSON COUNTY