WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046748 DEEDWARR
Recvd: 06/03/16 08:19 2 pgs
Fees:13.00 Taxes:1184.00

20160603-0055889

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Theresa P. Godchaux	Theresa P. Godchaux	103-16-B 50.00 CO
(NAME)	(NAME)	
4215 Harding Road, Unit 503	4215 Harding Road, Unit 503	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Mark J. Cicero and Julie H. Cicero, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Theresa P. Godchaux, unmarried,** HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 503, as shown on the Plat of Windsor Tower, condominium apartments, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided respective interest in the common elements of 4215 Harding Road Homeowners's Association as described in Book 5313, page 338, et seq., Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mark J. Cicero and wife, Julie H. Cicero, by Warranty Deed from Estate of Mary Brugh Braden, Thomas, dated July 31, 2001, of record in Instrument No. 20010920-0102003, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4215 Harding Road, Unit 503, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Book 5200, page 71; Master Deed establishing a Horizontal Property Regime of Windsor Tower, of record in Book 5313, page 338; Book 8666, page 789 and Instrument No. 20131217-0127081; Articles of Incorporation/ Charter of record in Book 5256, page 683 and Book 5297, page 370; Easement for sanitary sewers and/ or storm drainage of record in Book 3956, page 943; Easement to Comcast of record in Instrument No. 20110301-0016521; all of record in the Register's Office for Davidson County, Tennessee.

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, 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 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 31st day of May, 2016.

Mark J. Cicero

Julie H. Cicero

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Mark J. Cicero and Julie H. Cicero, 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 official seal at Franklin, Tennessee, this 31st day of May, 2016.

Notary Public
My Commission Expires: _____

File No.: 22970

