WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160054518 DEEDWARR
Recvd: 06/27/16 10:44 2 pgs
Fees: 13.00 Taxes: 565.73
20160627-0065220

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 2/29/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Victoria Cihi	New Owner	15011017600
(NAME)	(NAME)	
1937 Woodside Rd #5	Same	
(ADDRESS)	(ADDRESS)	
Redwood City CA 94061		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jill Hall,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Victoria Cihi,** 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:

Being Lot No. 569 on the plan of Resubdivision of Lots 568 and 569, Towne Village of the County, Section IV-A, of record in Book 6250, page 759 which supercedes prior plat of record in Book 6250, pages 20 and 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jill Hall by Warranty Deed from Andy Maloney, as Trustee for The 605 Summertime Court Trust, dated November 23, 2015, of record in Instrument No. 20151125-0119460, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 605 Summertime Court, 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 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 my/our hands this 23rd day of June, 2016.

Jill Hall

State of Tennessee
County of Williamson

Personally appeared before me Jill Hall, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of June, 2016.

Notary Public
My Commission Expires: 11/13/17

File No.: 11273

