BILL GARRETT, Davidson County
Trans:T20170003247 DEEDWARR
Recvd: 01/12/17 12:35 2 pgs
Fees:13.00 Taxes:1032.30
20170112-0003657

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $279,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of January, 2017.

TENNESSEE NOTARY PUBLIC
AMANDA MAYOR
COUNTY OF WILLIAMSON

Notary Public

My commission expires: 12-12-16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Andrew Godlewski	Guaranteed Rate, Inc	**084-16-0-001.00**
2402 Selma Ave	3940 N. Ravenwood	
Nashville, TN 37214	Chicago, IL 60613	

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,

Kevin Wayne Sisco and wife, Catherine D. Sisco
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Godlewski and Jessica Godlewski, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of The Nichol Place Subdivision, which is a resubdivision of Lots 13, 14, 20, 21, 27, and 28 in the Bainbridge and Satterfield Subdivision of part of the Nichol Place of record in Plat Book 421, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 23 fronts 75 feet on the northerly side of Selma Avenue and runs back between parallel lines 200 feet to a dead line measuring 75 feet thereon. Said lot begins at a point in the north margin of Selma Avenue 183 feet eastwardly from the northeasterly intersection corner of Selma Avenue and Fairway Drive, being the southwesterly corner of Lot 23 and the south easterly corner of Lot 22; thence northwardly with the line of Lot 22, 100 feet to a point, being the northeasterly corner of Lot 22, and the common corner of Lot 21 and 22; thence continuing northerly with the line of Lot 21, 100 feet to a point in the southerly margin of Lot 20; thence eastwardly with the line of Lot 0, 75 feet to a point in the westerly margin of Lot 24, being the common corner of Lot 20 and 23; thence southwardly with the line of 24, 200 feet to a point in the northerly margin of Selma Avenue; thence westwardly with the margin of said Avenue, 75 feet to the point of beginning.

Being the same property conveyed to Elphra P. Williams Jr. and wife, Sara Williams by Warranty deed from Richard S. Davis and wife, Mary B. Davis of record in Book 3372, page 399, Register's Office for Davidson County, Tennessee, dated April 13, 1962 and recorded on April 13, 1962.

Being the same property conveyed to Kevin Wayne Sisco and wife, Catherine D. Sisco by Warranty deed from Sara Miller, unmarried f/k/a Sara Williams of record in Instrument No. 20151116-0115865 Register's Office for Davidson County, Tennessee, dated November 13, 2015 and recorded on November 16, 2015.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 2402 Selma Ave, Nashville, TN 37214.

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 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 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 EFFECTIVE AS OF January 10, 2017:

Kevin Wayne Sisco

Catherine D. Sisco

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Kevin Wayne Sisco and Catherine D. Sisco, ~~and Catherine Sisco~~, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 10th day of January, 2017.

My Commission Expires: 5/25/20

Notary Public

DORA L. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20161725R