WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170015568 DEEDWARR
Recvd: 02/22/17 10:07 3 pgs
Fees:18.00 Taxes:1635.40
20170222-0017702

G-BR-17-4120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Louise Seawright	New Owner	
(NAME)	(NAME)	
4120 Ridgefield Drive # 201		**116-03-0M-201.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 consideration, the receipt of which is hereby acknowledged, **LINDA ANTIONETTE LICALSI AND ANITA CARLA LICALSI, CO-TRUSTEES OF THE CARLA LICALSI REVOCABLE TRUST AND ANITA CARLA LICALSI, TRUSTEE OF THE ANITA CARLA LICALSI REVOCABLE TRUST AND LINDA ANTOINETTE LICALSI, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY LOUISE SEAWRIGHT, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 201 of Belle Meade Court Condominium, a Horizontal Property Regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Instrument Number 20081223-0122172, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Carla Licalsi, Trustee of the Carla Licalsi Revocable Trust under agreement dated February 3, 2003 and amended and restated July 13, 2011, a one-half undivided interest, and a one-quarter undivided interest to Anita Carla Licalsi, as Trustee of the Anita Carla Licalsi Revocable Trust under agreement dated February 27, 2006 and Linda Antoinette Licalsi as to a one-quarter undivided interest, all as tenants in common by Quitclaim deed from Linda Antoinette Licalsi of record in Instrument No. 20120522-0044176 Register's Office for Davidson County, Tennessee, dated May 17, 2012 and recorded on May 22, 2012. The said Carla Licalsi died July 26, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20081112-0111752, Register's Office of Davidson County, Tennessee.
- Subject to all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Court Condominium of record in Instrument Number 20081223-0122172, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20101207-0097450, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20081217-0120665, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070208-0016683, in the Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Pumps and Appurtenances of record in Instrument Number 20070306-0027614, in the Register's Office for Davidson County, Tennessee.
- Declaration of Right of way Easement with Covenants and Restrictions of record in Instrument Number 20070404-0040334, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4120 Ridgefield Drive # 201, Nashville, Tennessee 37205**.

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 hand(s) this the 17th DAY OF FEBRUARY, 2017.

The Carla Licalsi Revocable Trust

BY: Linda Antonette Licalsi
Linda Antionette Licalsi
Co-Trustee

BY: Anita Carla Licalsi
Anita Carla Licalsi
Co-Trustee

The Anita Carla Licalsi Revocable Trust

BY: Anita Carla Licalsi
Anita Carla Licalsi
Trustee

Linda Antoinette Licalsi
Linda Antoinette Licalsi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA ANTOINETTE LICALSI, CO-TRUSTEE of THE CARLA LICALSI REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 17th of February, 2017.

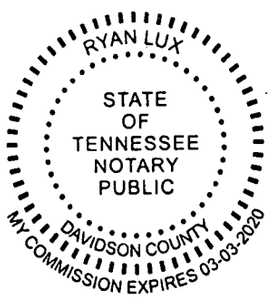


Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANITA CARLA LICALSI, CO-TRUSTEE of THE CARLA LICALSI REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 17th of February, 2017.



Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANITA CARLA LICALSI, TRUSTEE of THE ANITA CARLA LICALSI REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 17th of February, 2017.

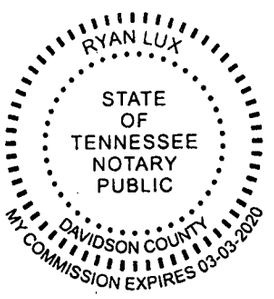


Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA ANTOINETTE LICALSI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of February, 2017.



Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212