BILL GARRETT, Davidson County
Trans:T20170054702 DEEDWARR
Recvd: 06/27/17 08:14 2 pgs
Fees:13.00 Taxes:851.00

20170627-0064292

UPON RECORDING, RETURN TO:
Legacy Title and Escrow, LLC
330 Robert Rose Dr. Murfreesboro, TN
37129

WARRANTY DEED

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2020

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 9/20/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Salvador Todaro	Salvador Todaro	142-07-0C-079.00
(NAME)	(NAME)	
108 Newsom Green	108 Newsom Green	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, **Joan H. Estes, a widow, as to an undivided 50% interest, and Joseph C. Estes, Jr., unmarried, as to an undivided 50% interest, as Joint Tenants with Right of Survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Salvador Todaro and Charmaine Todaro, Husband and Wife,** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 79 of Ashley Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 7184, page 44, as amended in Book 7467, page 279 and Book 7482, page 312, and Instrument No. 20111101-0084880, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Joan H. Estes, a widow, as to an undivided 50% interest, and Joseph C. Estes, Jr., unmarried, as to an undivided 50% interest, as joint tenants with right of survivorship, by way of Warranty Deed from William A. Silsbee and Lois Y. Silsbee, as Trustees of the William A. and Lois Y. Silsbee Living Trust U/A/D April 1997, dated June 19, 2014, and recorded June 23, 2014 in Instrument 20140623-0054380, in the Registers' Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 108 Newsom Green, Nashville, TN 37221
(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 1st day of June, 2017.

Joseph C. Estes Jr.

Joan H. Estes

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Joseph C. Estes Jr. and Joan H. Estes and that they as such executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of June, 2017.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14631

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD