WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170056857 DEEDWARR
Recvd: 07/03/17 14:50 2 pgs
Fees: 13.00 Taxes: 925.00
20170703-0066953

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter DiChiara	Same As New Owner	Map 131-5-B
(NAME)	(NAME)	
51 Croton Avenue		Parcel 420.00
(ADDRESS)	(ADDRESS)	
Mount Kisco, NY 40549		
(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, **Janice McCord, a married woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Peter DiChiara and Ann M. DiChiara, 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:

Land in Davidson County of Davidson, Tennessee, being Unit No. 420 on the Plan of Four Seasons, a Condominium development, as shown on Exhibit "D" to the Master Deed, of record in Book 6841, page 359, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said unit, a horizontal property regime established by Master Deed of record as aforementioned.

Being the same property conveyed to Janice McCord by Quitclaim Deed from Robin Rice, Jr. filed for record on February 23, 2017 in Instrument No. 20170223-0018089, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robin Rice, Jr. by Warranty Deed, of record in Instrument No. 20060707-0081862, said Register's Office.

The property is not a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 420 Summit Ridge Place, Nashville, TN 37215
(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 30th day of June, 2017.

Janice McCord

State of Tennessee
County of Davidson

Personally appeared before me Janice McCord, 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 30th day of June, 2017.

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 37958

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018