THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170913272

Bill Garrett Davidson County
Batch# 4914 **DEEDWARR**
09/26/2017 11:25:39 AM 2 pgs
Fees: $13.00 Taxes: $2,336.55
20170926-0098423

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $631,500.00.

Affiant

Subscribed and sworn to before me, this25th day of September, 2017.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brent Keith Frisbie 1302 B 7th Avenue North Nashville TN 37208-2608	New Owner	Tax Parcel ID No. 082-09-0X-007.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emanuele E. Cicero and Sharon Cicero, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brent Keith Frisbie, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 7 on the plan of Gramercy, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and established by the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20141002-0091003, as amended in Instrument No. 20151008-0102915, in the Register's Office of Davidson Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Gramercy Germantown, LLC, a Georgia limited liability company to Emanuele E. Cicero and wife Sharon Cicero, as recorded on the 30th day of December, 2016 in Instrument No. 20161230-0137186 and Warranty Deed from HV Urban Partnership to Gramercy Germantown, LLC, a Georgia limited liability company, as recorded on the 24th day of September, 2015 in Instrument No. 20150924-0097242, in the Register's Office of Davidson County, Tennessee.

THE SALES PRICE OF THE PRIOR CONVEYANCE WAS $616,300.00

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

ESTIMATED 2017 DAVIDSON COUNTY PROEPRTY TAXES ARE $4,865.80
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20141002-0091003 and 20151008-0102915.

Charter of Gramercy Inc. recorded at Instrument No. 20141002-0091002.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20141218-0115765.

This is improved property located at 1302 B 7th Avenue North Nashville TN 37208-2608

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of September, 2017.

Emanuele E. Cicero

Sharon Cicero

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emanuele E. Cicero and Sharon Cicero, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2017.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018