Bill Garrett Davidson County
Batch# 76414 DEEDWARR
04/04/2018 03:49:16 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20180404-0031823

WARRANTY DEED

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 5-3-21

(AFFIX SEAL)

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacquelyn M. Giardina	Community Mortgage, LLC	10504014600
(NAME)	(NAME)	
21 Shepard St.	19045 E. Valley View Pkwy Ste. F	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Independence, MO 64055	
(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, We, **David Thacker and Emilie Lico, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jacquelyn M. Giardina**, SOLE Woman, 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, Tennessee, being a portion of Lot 28 and a portion of Lot 30, as shown on the Plan of Trimble's Addition to South Nashville, of record in Plat Book 57, Page 53, Register of Deeds Office for Davidson County, Tennessee.

Beginning at an iron pin located at the intersection of the southerly margin of Shepard St. with the westerly margin of John St; thence with said margin of John St. S 01° 08' 26" W, 90.00' to a point; thence now leaving said John St, N 85° 11' 53" W, 50.00' to a point; thence N 01° 08' 26" E, 90.00' to an iron pin in said margin of Shepard St; thence with the same S 85° 11' 53" E, 50.00' to the point of beginning containing 4,490.8 S.F. more or less.

Being the same property conveyed to David Thacker and Emilie Lico, husband and wife, from Mike Cothern by Warranty Deed of record in Instrument No. 20140618-0053355, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 21 Shepard St., Nashville, TN 37210
(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 2nd day of April, 2018.

David Thacker

Emilie Lico

State of New York
County of New York

Personally appeared before me David Thacker and Emilie Lico, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of April, 2018.

Notary Public Chris Ramirez
My Commission Expires: 9/7/18

CHRIS RAMIREZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01RA6227971
Qualified in New York County
My Commission Expires 09-07-2018

File No.: 12988