**NEW OWNER:**

Sheryl Marsella
1812 6th Avenue
Nashville, TN 37208

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**SEND TAX BILLS TO:**

New Owner

**FILE NO:** 18-0147 MJ

Map 081 Group 082-T Parcel 002.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 77432 **DEEDWARR**
04/09/2018 01:43:44 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50

20180409-0033309

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Seventy-Five Thousand and 00/100 Dollars ($575,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT W. CORY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SHERYL B. MARSELLA AS TRUSTEE OF SHERYL B. MARSELLA LIVING TRUST DATED 10/07/97, AMENDED 12/23/98, TRUST,** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, Being Unit No. B on The Plan of 1812 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements ( a Planned Unit Development), as shown in Exhibit "A" of 1812 6th Avenue North Townhomes, of record in Instrument No. 20160318-0025758, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**BEING the same property conveyed to Robert W. Cory, by Warranty Deed from Alpha One, LLC, dated March 10, 2016, and of record in Instrument No. 20160318-0025758, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as 1812 6th Avenue, Nashville, Tennessee 37208.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of **March, 2018**.

X _____
ROBERT W. CORY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROBERT W. CORY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of **March, 2018**.

_____
NOTARY PUBLIC

My commission expires: 10/26/21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **575,000.00** .

AFFIANT

Sworn to and subscribed to before me this 22nd day of **March, 2018.**

NOTARY PUBLIC

My commission expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON