# WARRANTY DEED

Bill Garrett Davidson County
Batch# 94632 DEEDWARR
05/21/2018 10:04:36 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00

20180521-0048262

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/7/22

(AFFIX SEAL)

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| NDO Development, LLC | First Citizens National Bank | 117-07-0-0188.00 |
| (NAME) | (NAME) | |
| 2000 Mallory Lane 130-175 | PO Box 310 | |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37067 | Duensburg TN 38025 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Claudia Corsini Bell-Batson, Anita M. Monohan, Andrew T. Corsini, and Richard J. Corsini, devisees under the Last Will and Testament of Allie Taylor Corsini**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **NDO Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), its successors and/or 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 Lot No. 2 on the Plan of Resubdivision of Lots 37 & 38, Walter Stokes Home Place, Block "A" of record in Plat Book 6200, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Humbert A. Corsini and wife, Allie T. Corsini by Warranty Deed dated 04/15/1949 from Ellen Stokes More Wemyss of record in Book 1713, Page 611, Register's Office for Davidson County, Tennessee. Humbert Andrew Corsini, Jr. a/k/a Humbert A. Corsini died on January 3, 2008 leaving Allie T. Corsini surviving tenant by the entirety. Allie Taylor Corsini a/k/a Allie T. Corsini died testate on December 10, 2016 leaving as her devisees Claudia E. Batson, Anita M. Monohan, Andrew T. Corsini, and Richard J. Corsini pursuant to the Last Will and Testament of Allie T. Corsini filed in the Seventh Circuit Court for Davidson County, Tennessee, Docket No: 17P-268. Claudia Corsini Bell-Batson was formerly known as Claudia E. Batson.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1917 Lombardy Avenue, 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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 hand this 4th day of May, 2018.

ESTATE OF ALLIE TAYLOR CORSINI

Anita M. Monahan
Devisee

Andrew T. Corsini
Devisee, By: Anita M. Monohan, Attorney-inFact

Richard J. Corsini
Devisee, By: Anita M. Monohan, Attorney-in-Fact

Claudia Corsini Bell-Batson
Devisee, By: Anita M. Monohan, Attorney-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anita M. Monohan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Andrew T. Corsini as his Attorney in Fact as the free act and deed of the within named Andrew T. Corsini.

Witness my hand and official seal on May 4, 2018.

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

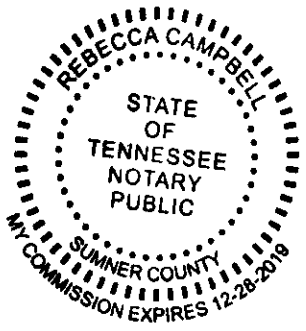
Notary Public
My Commission expires: _____

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anita M. Monohan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Richard J. Corsini as his Attorney in Fact as the free act and deed of the within named Richard J. Corsini.

Witness my hand and official seal on May 4, 2018.

Notary Public
My Commission expires: _____

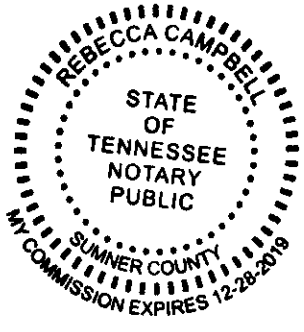



State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anita M. Monohan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Claudia Corsini Bell-Batson as her Attorney in Fact as the free act and deed of the within named Claudia Corsini Bell-Batson.

Witness my hand and official seal on May 4, 2018.

Notary Public
My Commission expires: _____

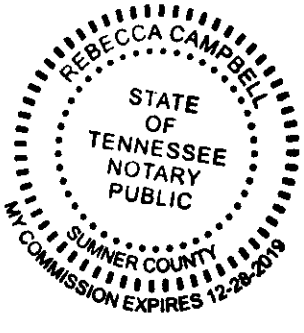



State of Tennessee
County of Sumner

Personally appeared before me Anita M. Monohan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for purposes therein contained.

Witness my hand and official seal on May 4, 2018

Notary Public
My Commission expires: _____




**RETURN TO:**
**Stewart Title Company Tennessee Division**
**100 Bluegrass Commons Blvd Ste. 115**
**Hendersonville, TN 37075**