This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3423

STATE OF TENNESSEE
COUNTY OF Davidson

Karen Y Johnson Davidson County
Batch# 179084 DEEDWARR
12/31/2018 10:13:50 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20181231-0126260

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2018

Notary Public
My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
5310 WEST END AVE.

RETURN TO

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Kimberly Ann Roth<br>3761 Cosley Street<br>Irvine, CA 92614 | New Owner | 034-03-0-093 and<br>034-03-0-050.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Frank Fileccia, unmarried and Jane Fileccia, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kimberly Ann Roth**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I: Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Shepherd Hills, Section No. 3 of record in Plat Book 2900, Page 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II: A tract of land in the 10th Civil District of Davidson County, Tennessee, it being that part of the A.J. Coleman Tract laying adjacent to the South and East boundaries of Shepherd Hills Section No. 3 and described as follows: Beginning on an iron pipe it being the common corner of Lots numbers 115 and 114 of the above mentioned subdivision; thence North 37 degrees 07 minutes west with the boundary of Lot number 114, 117 feet to an iron pin the corner of Lot number 112; thence South 58 degrees 22 minutes East with the boundary of Lot number 112, 212 feet to an iron pin on the margin of proposed Spring Branch Drive; thence southwardly 101.58 feet with said margin, it being a curve to the left having a radius of 465 feet to an iron pin; thence south 19 degrees 08 minutes west with the margin 44 feet to an iron pin; thence north 70 degrees 52 minutes west 251.8 feet to an iron pin on the boundary of Lot number 115; thence north 19 degrees 44 minutes west with the boundary of Lot number 115, 24 feet to the point of beginning containing 0.91 acres more or less.

Being a portion of the same property conveyed to Frank Fileccia and wife, Jane Fileccia by Warranty deed from Donald Huffines and wife, Barbara Huffines of record in Instrument No. 20090421-0035988 Register's Office for Davidson County, Tennessee, dated April 20, 2009 and recorded on April 21, 2009.

This is ☒ improved or ☐ unimproved property located at: **204 Twin Hills Drive, Madison, TN 37115 and Spring Branch Drive, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2019 and thereafter, a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number 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 28th day of December, 2018.

GRANTOR:

Frank Fileccia

Jane Fileccia

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank Fileccia and Jane Fileccia, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of December, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-2021