WARRANTY DEED

Karen Johnson Davidson County
Batch# 214869 DEEDWARR
04/08/2019 10:30:27 AM 2 pgs
Fees: $13.00 Taxes: $941.65

20190408-0031621

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

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2019

Notary Public

MY COMMISSION EXPIRES: 12-28-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey Michael Sewald Alicia Elena Sewald-Cisneros	Jeffrey Michael Sewald	119 06 0 280.00
(NAME)	(NAME)	
10011 Valleyview Ct.	10011 Valleyview Ct.	
(ADDRESS)	(ADDRESS)	
Wexford, PA 15090	Wexford, PA 15090	
(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, **Michael L. Ficalora and Sloane T. Ficalora,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Michael Sewald and Alicia Elena Sewald-Cisneros, husband and wife** 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 Lot No. 38 on the Plan of Rosewood Estates, Section One, of record in Book 4955, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Michael L. Ficalora and Sloane T. Ficalora, by Warranty Deed from James R. Gaines and Clara Jo An Gaines, husband and wife, dated December 5, 2016 and recorded December 13, 2016 in Instrument Number 20161213-0130425, Register's Office for Davidson County, Tennessee.

Subject to the 2019 taxes which have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to all matters shown on plat of record in Book 4955, Page 29, said Register's Office.

Subject to Restrictive Covenants of record in Book 5110, Page 595, which were voided and vacated by Restrictive Covenants of record in Book 5176, Page 649, as amended in Book 5264, Page 398, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 20 Peachtree 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 3 day of April, 2019.

Michael L. Ficalora by: Sloane T. Ficalora, Attorney-in-Fact

Michael L. Ficalora
By: Sloane T. Ficalora, his Attorney-in-Fact

Sloane T. Ficalora

State of North Carolina
County of Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sloane T. Ficalora, the bargainor(s), 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 for purposes therein contained.

WITNESS my hand and seal this 3rd day of April, 2019.

Varsha N. Prajapati
Notary Public
My Commission Expires: 29th Oct. 2020

VARSHA N. PRAJAPATI NOTARY PUBLIC WAKE COUNTY, N.C. MY COMMISSION EXPIRES 10/29/2020

State of North Carolina

County of Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sloane T. Ficalora with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Michael L. Ficalora as his Attorney in Fact, pursuant to Power of Attorney of record in Instrument No. _____, Register's Office for Davidson County, TN, as the free act and deed of the within named Sloane T. Ficalora.

Witness my hand and official seal this 3rd day of April, 2019.

Varsha N. Prajapati
Notary Public
My Commission expires: 29th Oct. 2020
File No.: 20191925

VARSHA N. PRAJAPATI NOTARY PUBLIC WAKE COUNTY, N.C. MY COMMISSION EXPIRES 10/29/2020