THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200325379** Karen Johnson Davidson County Batch# 392081 **DEEDWARR** 04/27/2020 11:02:25 AM 2 pgs Fees: $13.00 Taxes: $795.50 20200427-0043683	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me, this 24th day of April, 2020. Notary Public My Commission Expires: ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Philip Cicero Debra Cicero and Carolyn Cicero 5401 Hunter's Ridge Rd Nashville, TN 37211	Send Tax Bills To: New Owner 5401 Hunter's Ridge Rd Nashville, TN 37211	Tax Information: Tax Parcel ID No. 161-10-0B-059.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lohn Gartner and Paula Gartner, joint tenants** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip Cicero and Debra Cicero, husband and wife, as to a one-half undivided interest, and Carolyn Cicero, unmarired, as to a one-half undivided interest, as tenants in common with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 250 on the Plan of Second Revision - Phase Six, Villages of Brentwood of record in Plat Book 6900, Page 316, 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 the same property conveyed to Lohn Gartner and Paula Gartner, joint tenants by Warranty deed from Irene Stevenson, unmarried of record in Instrument No. 20160621-0062927 Register's Office for Davidson County, Tennessee, dated June 20, 2016 and recorded on June 21, 2016.

The execution of this instrument is effected by the signature of Barbara Eatherly as Attorney-in-fact for Lohn Gartner which Power of Attorney is recorded in Instrument Number 20200427-0043680, Register's Office for Davidson County, Tennessee.

The execution of this instrument is effected by the signature of Barbara Eatherly as Attorney-in-fact for Paula Gartner, which Power of Attorney is recorded in Instrument Number 20200427-0043681, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 316 and amended at Instrument No 20010802-0082225, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11 and amended in Book 6398, Page 495, Book 7207, Page 251 and Book 8507, Page 831, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the

extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Articles of Incorporation of record in Book 6158, Page 352 amended in Book 7599, Page 914, Book 7925, Page 41, Book 7936, Page 332, Book 8152, Page 927, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer and/or Storm Drainage Easement of record in Book 6897, Page 116 and Book 6730, Page 508, in the Register's Office for Davidson County, Tennessee.

Easement for water Main of record in Book 6310, Page 961, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5132 English Village Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 24th day of April, 2020.

Lohn Gartner by Barbara Eatherly Attorney-in-Fact
Lohn Gartner by Barbara Eatherly, attorney-in-fact

Paula Gartner by Barbara Eatherly Attorney-in-fact
Paula Gartner by Barbara Eatherly, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Eatherly, 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 the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Lohn Gartner and Paula Gartner and that she is authorized by Lohn Gartner and Paula Gartner to execute this instrument on their behalf.

WITNESS my hand, at office, this 24th day of April, 2020.

Notary Public

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2020

My Commission Expires: _____