This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $299,901.00.

Affiant

Subscribed and sworn before me this the 21st day of July, 2020.

Notary Public
My commission expires:

ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 449109 **DEEDWARR**
08/03/2020 03:21:40 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20200803-0085579

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nicholas De Cesare 357 Parmley Lane Nashville, TN 37207	NEW OWNER	049-10-0A 024.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM J. CHRISTIN AND MADELINE R. CHRISTIN, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **NICHOLAS DE CESARE, UNMARRIED MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Parmely Cove, Phase II, of record in Instrument No. 20150727-0073286, having been corrected to read Parmley Cove, Phase II, by Surveyor's Certificate of Correction of record in Instrument No. 20151228-0130216, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Madeline R. Christin and William J. Christin, wife and husband, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 10/21/2016, of record in Instrument No. 20161025-0112537, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 357 Parmley Lane, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of July, 2020.

William J. Christin

Madeline R. Christin

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William J. Christin and Madeline R. Christin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022