Karen Johnson Davidson County
Batch# 484604 DEEDWARR
09/28/2020 12:37:11 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20200928-0111312

WARRANTY DEED

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE 2020-490
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

(Affiant)

Sworn to and subscribed before me this 21st day of September, 2020.

Notary Public

My commission expires:_____

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Joshua Mondschein (NAME)	**NEW OWNER** (NAME)	**159-06-B-030.00CO**
4000 Hillsboro Pike, Apt 1302 (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christopher R. Nicastro and Linda P. Nicastro, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joshua Mondschein, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 30 on the Plan of Final Plat, Voce, Phase 2B. as shown on plat of record in Instrument No. 20160808-0082374, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all the same property conveyed to Christopher R. Nicastro and Linda P. Nicastro, husband and wife, by deed from Voce Development Company, LLC, of record in Instrument No. 20200211-0015368, said Register's Office.
This is unimproved property known as: 1734 Woodsong Dr., Brentwood, TN 37027

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record. (6) Subject to any by-laws, terms,

provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions, and Restrictions and By-Laws contained in instrument of record in Instrument Number 20140307-0019304 in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17TH day of September, 2020.

_____(SEAL)
Christopher R. Nicastro

_____(SEAL)
Linda P. Nicastro

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 21st day of September, 2020, before me personally appeared Christopher R. Nicastro and Linda P. Nicastro, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17TH day of September, 2020.

_____
Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022