WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-6-17	Mr. Timothy G. Gianikas	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
21W-2780	3315 Fairmont Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

LINDA L. COLEMAN, being the one and same person as Linda Pratt Hackett), and husband, BILLY G. COLEMAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TIMOTHY G. GIANIKAS, unmarried

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southwesterly 75 feet of the northeasterly 120 feet of Lot No. 7 on the original map of West End Park as of record in Book 161, page 47. Said lot is also shown on the Revised Map of West End Park, as of record in Book 421, pages 82 and 83, described as follows:

BEGINNING on the line between Lots Nos. 3 and 7 at a point 45 feet south 36 degrees 45 minutes west from the corner of Lots 2, 3, 7 and 8; thence with the line between said Lots 3 and 7, south 36 degrees 45 minutes west 75 feet; thence north 53 degrees 15 minutes west to the southeasterly margin of Park or First Street; thence with the southeasterly margin of said Street, northeasterly 77 feet 2 inches to a point opposite the beginning, thence south 53 degrees 15 minutes east to the beginning.

Being the same property vested in Linda L. Coleman, being one and same person as Linda Pratt Hackett by Will of Ethel Long Brown (Fleming), as of record in Will Book 132, page 547, Davidson County Probate Court Rule No. 69615.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except 1982 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 5th day of January , 1982.

Linda L. Coleman

Linda L. Coleman

Billy G. Coleman

Billy G. Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Linda L. Coleman and husband, Billy G. Coleman

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 5th day of January, 1982.

My commission expires: 7-21-85

Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 1982

MY COMMISSION EXPIRES: 7-21-85 (AFFIX SEAL) Notary Public

G. 74514

IDENTIF. REFERENCE

JAN 7 2 52 PM '82

FELIX Z. NIXON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
LINDA L. COLEMAN and husband,
BILLY G. COLEMAN

TO
TIMOTHY G. GIANIKAS

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____ Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

65000.00- CO
169.00 CO TX
.50 PRFEE
6.00 ADEED
CHECK 175.50-
627/AU1/07/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 4 5 1 4

IDENTIF. REFERENCE

JAN 7 2 58 PM '82
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 861060