Davidson County DEEDWARR
Recvd: 09/18/00 09:34 2pgs
Fees:12.00 Taxes:517.63

20000918-0092250

WARRANTY DEED

TCB-PRO-00-1555

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2000

Notary Public

MY COMMISSION EXPIRES: March 9, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
761 Old Hickory Blvd., Suite 103, Brentwood, TN 37027 1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cassandra M. Dortch (NAME)	Realty Financial Services (NAME)	135-14-O-B-29
304 Alder Court (ADDRESS)	801 94th Avenue North (ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kim K. Gianatsis and wife, Pamela L. Gianatsis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cassandra M. Dortch, a single person

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:

Being Lot No. 29, Resubdivision fo Lots 27,28 and 29 on the Plan of Ranson Place, Section One (1), as of record in Plat Book 8250 , Page 131, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dim K. Gianatsis and wife Pamela L. Gianatsis by deed from Pal Gustaf Carlson and Iris M. Tolbert of record in Deed Book 9673, page 805, Register's Office for said County.

This Conveyance is subject to:

Taxes for the year 1999 paid and all subsequent years, a lien, but not yet due and payable.
Utitilty Easement as shown of record in Deed Book 2649, Page 593, Register's Office for said County.
Storm Water Detention Agreement of record in Book 6865, Page 79, Register's Office for said county.
Deed of Conveyance of record in Book 8614, Page 862, and in Book 8614, Page 944, Register's Office for said county.
Deed of Common Areas to H.O.A. of record in Book 7885, Page 869, Register's Office for said county.
Sanitary Sewer Easement as shown of record in Deed Book 7640,, Page 522 and amended in Book 8744, page 648, Register's Office for said County.
Easement as shown of record in Deed Book 9195, Page 125, Register's Office for said County.
Charter of record in Book 7877, page 973, and amended in Book 8170, page 947, Book 8550, page 766, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 304 Alder Court, Nashville, Tennessee 37217
(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 our hand s this 15th day of September, 2000

Kim K. Gianatsis

Pamela L. Gianatsis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kim K. Gianatsis and wife, Pamela L. Gianatsis

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of September, 2000.

Commission expires 9-28-2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 761 Old Hickory Blvd., Suite 103
Brentwood, Tennessee 37027