WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/29/05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — AMANDA NORDMAN — DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC AT LARGE — JACK CASE WILSON — WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 08/21/03 14:35 2pgs
Fees:13.00 Taxes:754.80

20030821-0121658

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0316

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Watson	First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans	083-13-0-050.00
(NAME)	(NAME)	
213 South 13th Street	10741 King William	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Dallas, TX 75220	
(CITY) (STATE) (ZIP)	(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, Antonio Darsinos and Bill Darsinos, both married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Watson, an unmarried man, 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 part of Lot No. 1 in Spring Park Plan according to the Plan of record in Book 57, Page 134, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 beginning at the northeast corner of Fatherland Street and 13th Street, formerly Ann Street, and running northwardly along the eastern margin of 13th Street, formerly Ann Street, 50.0 feet to a point; thence eastwardly 160.0 feet to a point; thence southwardly parallel with 13th Street, formerly Ann Street, 50.0 feet to the northerly margin of Fatherland Street, thence westwardly along the northerly margin of Fatherland Street, 160.0 feet to the point of beginning.

Being the same property conveyed to Antonio Darsinos and Bill Darsinos by Warranty Deed from Conley Construction Company, LLC, a Tennessee limited liability company, dated March 30, 2001, recorded in Instrument Number 20010404-0032634, re-recorded in Instrument Number 20010425-0041293, Register's Office for Davidson County, Tennessee.

Jaima Darsinos joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Antonio Darsinos.

Dominique Darsinos joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Bill Darsinos.

Antonio Darsinos executes this Warranty Deed for and on behalf of himself and Jaima Darsinos pursuant to a Power of Attorney recorded simultaneously herewith.

Bill Darsinos executes this Warranty Deed for and on behalf of himself and Dominique Darsinos pursuant to a Power of Attorney recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 213 South 13th Street, Nashville, TN 37206

(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 hands this 15th day of August, 2003.

Jaima Darsinos, by Antonio Darsinos, AIF

Antonio Darsinos

Dominique Darsinos, by Bill Darsinos, AIF

Bill Darsinos

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Antonio Darsinos and Bill Darsinos the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of August, 2003.

Commission expires: 1/29/05

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Antonio Darsinos, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Jaima Darsinos, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Jaima Darsinos. Witness my hand and Notarial Seal this 15th day of August, 2003.

My Commission Expires: 1/29/05

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Bill Darsinos, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Dominique Darsinos, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Dominique Darsinos. Witness my hand and Notarial Seal this 15th day of August, 2003.

My Commission Expires: 1/29/05

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212