WARRANTY DEED

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$869,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15TH DAY OF JULY, 2005.**

Notary Public

MY COMMISSION EXPIRES: **May 23, 2009** .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL CIAN	**SAME**	**116-7-20**
(NAME) **2989 POLO CLUB ROAD**	(NAME)	**116-7-118**
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(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, **EDWARD W. KARRELS, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL CIAN and LAURIE H. CIAN, husband and wife**, 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:

Land in Davidson County, Tennessee, being Reserved Parcel and Lot No. 1, as shown on the Map entitled Brooks Subdivision, Section 1, of record in Plat Book 4460, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward W. Karrels, married by deed from Dorothy Jeane Armstrong Brooks dated 11/16/2004 of record in Instrument No. 20041116-0137619 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **111 WESTHAMPTON, NASHVILLE, TN 37205**
(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 **my hand** this **15th day of July, 2005.**

Davidson County DEEDWARR
Recvd: 07/15/05 14:49 1 pgs
Fees:13.00 Taxes:3215.30
20050715-0082518

EDWARD W. KARRELS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **EDWARD W. KARRELS, married**, with whom I am personally acquainted, and who, upon oath, acknowledged **HIMSELF** to be the persons who executed the foregoing instrument for the purpose therein contained, and that HE executed the same as HIS free act and deed

Witness my hand and official seal at Nashville, Tennessee this **15th day of July, 2005**

Commission expires: **May 23, 2009**

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I. Dyke Tatum Notary Public