Davidson County DEEDWARR
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Fees:13.00 Taxes:560.55

20060127-0010657

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNSSSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| Gann Building Group, Inc. | Gann Building Group, Inc. | 083-14-0 |
| 1606 Russell Street | 1910 Boscobel Street | GROUP |
| Nashville, Tennessee 32706 | Nashville, Tennessee 37206 | PARCEL 102.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty One Thousand Five Hundred Dollars and Zero Cents ( $151,500.00 ), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Alin Toncz, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Gann Building Group, Inc., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 48 on the Map of Lindley's Subdivision of the Chadwell Tract of record in Plan Book 2, page 24, Chancery Court at Nashville.

SAID Lot No. 48 fronts 50.0 feet on the southerly side of Russell Street and runs back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Alin Toncz by deed dated August 2, 2005, from Shields Rentals, L.P., a Tennessee limited partnership, of record as Instrument No. 20050804-0091692 and re-recorded as Instrument No 20050816-0097087 in the Register's Office for Davidson County, Tennessee.

Monica Toncz, spouse of Alin Toncz, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1606 Russell Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 _____ day of January, 2006.

Alin Toncz

Monica Toncz

STATE OF TENNSSSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Alin Toncz and Monica Toncz, the bargainors, 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 Nashville, Tennessee, this 26th day of January, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY