RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23RD DAY OF AUGUST, 2006. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
After Recording RETURN TO: Westside Title, Inc. 531 Rivergate Parkway Goodlettsville, TN 37072-2027	

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas C. Harakas and wife, Anneke V. Harakas	—Same—	
(NAME)	(NAME)	
564 Stevenson Street	P.O. Box 991	Map 91-G
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Lyles, TN 37098	Parcel 131
(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, **CLARENCE WILLIAM FITZGERALD, A SINGLE MAN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **NICHOLAS C. HARAKAS AND WIFE, ANNEKE V. HARAKAS**, 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 the south 55 feet of the north 62.8 feet of Lot Nos 46 and 47 on the Map of T. M. Nall's Subdivision of Lots 18, 19 and 20 on the B. F. Cockrill Lands, as of record in Book 421, Page 63, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clarence William Fitzgerald from Beulah May Fitzgerald by Quitclaim Deed, dated August 10, 1999, recorded August 11, 1999, of record in Book No. 11615, page 15, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 564 Stevenson Street, Nashville, TN 37209

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.

Davidson County DEEDWARR
Recvd: 08/28/06 08:18 2 pgs
Fees:13.00 Taxes:273.80
20060828-0105541

Witness our hands this 23rd day of August, 2006.

Clarence William Fitzgerald

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 Clarence William Fitzgerald, a single man, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 23rd day of August, 2006.

Commission expires: 6/26/07

CHRIS CANTRELL NOTARY PUBLIC AT LARGE DeKALB COUNTY, TN

Notary Public