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

Davidson County DEEDWARR
Recvd: 09/27/06 13:05 2 pgs
Fees:12.00 Taxes:0.00

20060927-0119600

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: 11-7

(AFFIX SEAL)

CHRIS CANNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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-	Map 91-09 Parcel 131.00
(NAME) 564 Stevenson Street	(NAME) P.O. Box 991	~~Map 91-09~~
(ADDRESS) Nashville, TN 37209	(ADDRESS) Lyles, TN 37098	~~Parcel 131.00~~
(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. Said part of lots front 55 feet on the easterly side of Stevenson Street (formerly Nall Avenue) and extends back 200 feet on the northerly and southerly** 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.

This warranty deed is being re-recorded to correct the Map and Parcel Number shown above.

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

**side lines to a rear line measuring 55 feet thereon.

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.

This deed is being re-recorded again to insert a portion of the legal description that was originally missing.

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

[redacted]

20060828-0105541

Davidson County DEEDWARR
Recvd: 09/01/06 08:29 2 pgs
Fees:12.00 Taxes:0.00

[redacted]

20060901-0108056

RE-RECORD

Re-RECORD

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