BILL GARRETT, Davidson County
Trans:T20100035197 DEEDWARR
Recvd: 06/10/10 07:31 2 pgs
Fees:13.00 Taxes:1376.03
20100610-0044892

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $371,900.00

Affiant

Subscribed and sworn to before me, this 4th day of June, 2010.

Notary Public

My commission expires: 5/4/13

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas Coty Betty	Pinnacle National Bank	08309006800
1308 Gartland Avenue	150 3rd Av S #900	
Nashville, TN 37206	Nashville TN 37201	

FOR AND IN 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 ACKNOWLEDGE, WE,

Anton Sanko and wife, Mary K. Burnette

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Coty Brett and wife, Mary Alden Brett

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 easterly one-half of Lot No. 6 of Block No. 2 on the Partial Plan of the property of the East Addition Real Estate Company as of record in Book 161, page 73, said Register's Office, Davidson County, Tennessee.

Said east half of Lot No. 6 fronts 50 feet on the south side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Anton Sanko and wife, Mary K. Burnette by Warranty Deed from K & D Werks, LLC, a Tennessee Limited Liability Company, recorded on the 20th day of March, 2008 in Instrument No. 20080320-0028417, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 161, Page 73, Register's Office for DavidsonCounty, Tennessee.

This is improved (__X__) unimproved (____) property known as 1308 Gartland Avenue, Nashville, TN 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 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 in 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/our hand(s) this 4th day of June, 2010.

Anton Sanko by Mary K. Burnette his attorney in fact

Anton Sanko
By: Mary K. Burnette, his attorney in fact

Mary K. Burnette

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mary K. Burnette, as an individual and as attorney in fact for Anton Sanko ,** the within named Grantors, 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, at office, this 4th day of June, 2010.

Notary Public

My Commission Expires: 7-21-13

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY