BILL GARRETT, Davidson County
Trans:T20110061733 DEEDWARR
Recvd: 10/04/11 13:15 2 pgs
Fees:13.00 Taxes:1221.00
20111004-0076894

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 110911

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is geater, for this transfer is: $330,000.00.

Affiant

Subscribed and sworn to before me, this30th day of September, 2011.

Notary Public
My Commission Expires: 07/08/13

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gary Saakian 4220 Jamesborough Place Nashville TN 37215	New Owner	Tax Parcel ID No. 131-07-0A-030.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William John Kantz and wife, Erica Kantz,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary Saakian and wife, Robyn Ealy Saakian,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 30, SECTION 2 & 3, HILLSBOROUGH PLACE, as shown on plat of record in Plat Book 5200, Page 160, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Executor's Quitclaim Deed from William John Kantz and Stephen Edward Kantz, as Co-Executors of the Estate of Rachel K. Gess to William John Kantz as recorded on the 1st day of February, 2008 in Instrument No. 20080201-0010431 and Warranty Deed from Sarah Patner, unmarried, and James R. Patner and spouse, Barbara L. Patner to Rachel Gess as recorded on the 27th day of June, 1996 in Deed Book 10101, Page 424, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2 & 3, HILLSBOROUGH PLACE, as recorded in Plat Book 5200, Page(s) 42 and Plat Book 5200, Page 160.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5240, Page 165, amended in Book 5292, Page 134, re-recorded in Book 5332, Page 212.

Easement recorded in Book 7045, Page 126 (Subject to and together with).

This is improved property located at 4220 Jamesborough Place Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2011.

William John Kantz

Erica Kantz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William John Kantz and Erica Kantz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014