WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2011

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert Martin Williamson	SWBC Mortgage Corporation	Parcel ID:
715 Burnt Meadow Rd.	5055 Maryland Way, Ste. 200	136030B02000
Hewitt, NJ 07421	Brentwood, TN 37027	

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 acknowledged, we

George Karavias and wife, Alla Karavias

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert Martin Williamson and wife, Jill A. Williamson

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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 65, Building No. 27, and the garage therewith, being part of a horizontal property regime known as Priest Lake Park Condominium Townhouses and as shown on the plan of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, Page 131, and Book 4675, Page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George Karavias and Alla Karavias by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument 20110531-0041253, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4651, Page 412; Book 4943, Page 692; Book 4979, Page 939; Book 5189, Page 671; Book 8115, Page 838; Book 4651, Page 420; Book 4083, Page 417; and Book 9089, Page 765, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 4675, Page 131 and Book 4675, Page 145, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3880 Priest Lake Dr., Apt. #65, Nashville, TN 37073

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.

Witness our hands this 7 day of November, 2011.

George Karavias

Alla Karavias

Davidson County DEEDWARR
Recvd: 11/10/11 13:34 2 pgs
Fees:13.00 Taxes:220.15
20111110-0088120

STATE OF NEW YORK
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Karavias and Alla Karavias, 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 and official seal at Greenlawn, New York, this 7 day of November, 2011.

My Commission Expires: June 13, 2013

Notary Public

PHILIP CAMPISI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6128678
Qualified in Nassau County
My Commission Expires June 13, 2013

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY