BILL GARRETT, Davidson County
Trans:T20110071454 DEEDWARR
Recvd: 11/14/11 08:46 2 pgs
Fees:13.00 Taxes:1924.00
20111114-0088364

WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of November, 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terako S. Amison and Emmanuel J. Volanakis	New Owner	12904001600
(NAME)	(NAME)	
113 Harding Woods Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Mary L. Bandy**, widow, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Terako S. Amison and Emmanuel J. Volanakis, wife and husband,** 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 Lot No. 15 on the Plan of Harding Woods of record in Book 2900, page 115, Register's Office for said County.

Said Lot No. 15 fronts 182.1 feet on the southwesterly side of Hardingwoods Place and extends back 286.8 feet on the northwesterly line and 301.2 feet on the southeasterly line to a dead line in the rear, which is a broken line, measuring 198 feet thereon.

Being the same property conveyed to Preston H. Bandy and wife, Mary L. Bandy, by Warranty Deed from Ervin M. Entrekin, Trustee, dated December 11, 1961 and filed of record on December 12, 1961 in Book 3314, page 53, Register's Office of Davidson County, Tennessee. Preston H. Bandy having since died January 15, 2010, leaving Spouse as surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 113 Harding Woods Place, Nashville, TN 37205

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, has 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 **10th** day of **November, 2011**

Mary L. Bandy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Mary L. Bandy**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **10th** day of **November, 2011**

Notary Public

My commission expires: 5-4-15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY