WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$172,100.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-4-13

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120041028 DEEDWARR
Recvd: 06/04/12 15:31 2 pgs
Fees:13.00 Taxes:636.77
20120604-0048613

PHYLLIS KEEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Sielatycki	SunTrust Mortgage Inc.	**126-15-0A-161.00**
(NAME) **832 Aimes Court**	(NAME) 1001 Semmes Avenue	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Richmond VA 23224	
(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, **Edith F. Mahon**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John A. Sielatycki and Karen N. Sielatycki, husband and wife,** 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. 143 on the Plan of Section Three, Boone Trace at Biltmore, of record in Plat Book 9700, Page 758 & 759, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to James C. Mahon and wife, Edith F. Mahon by deed dated June 24, 2004 from Michael K. Hays, unmarried of record in Instrument No. 20040630-0077426, Register's Office for Davidson County, Tennessee. The said James C. Mahon has since died on November 5, 2011, survived by Edith F. Mahon, surviving tenant by the entities.

Restrictions of record in Book 9342, Page 312, Book 9735, Page 931, Book 10032, Page 813, as amended in Book 10306, page 817 and supplemented in Book 11455, Page 443 and restated in Instrument No: 20010717-0075902; Plan of record in Plat Book 9700, Page 758 and 759: Easements of record in Book 8992, Page 63 and Book 9665, Page 420; HOA Charter of record in Book 9607, page 534; all in the Register's Office for Davidson County, TN.

Subject to all of those facts, conditions and limitations shown on the Plan of record in Book 9700, Page 758 & 759, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Instrument No. 20010717-0075902, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to an easement to Metro for overhead lines set forth in an Instrument of record in Book 9607, Page 534 said Register's Office.

Subject to an easement and right of entry to Viacom set forth in an instrument of record in Book 9665, Page 420, said Register's Office.

Subject to transmission line easements to USA set forth in an Instrument of record in Book 4207, Page 514, Book 4207, Page 555, Book 4225, page 587, Book 4181, page 383, said Register's Office.

Subject to an easement & ROW to Tennessee Electric Power Company set forth in an Instrument of record in Book 751, Page 396 said Register's Office.

Subject to an easement to Southern Bell Telephone & Telegraph set forth in an Instrument of record in Book 756, Page 142 said Register's Office.

Subject to an ingress/egress easement for use of spring set forth in an Instrument of record in Book 5446, Page 47 said Register's Office.

Subject to an easement to State for interstate drainage set forth in an Instrument of record in Book 99, Page 52, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **832 Aimes Court, Nashville, TN 37221**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this **1st day of June, 2012**.

Edith F. Mahon

Edith F. Mahon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Edith F. Mahon** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 2012.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public