THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,400.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2012. Notary Public MY COMMISSION EXPIRES: 5/20/14 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billie A. Bixby	Billie A. Bixby	MAP 105-11
1908 Bransford Avenue	1908 Bransford Avenue	PARCEL 279
Nashville, TN 37204	Nashville, TN 37204	
(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, I, **Spiros Antoniadis, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billie A. Bixby and Andrew M. Parker**, tenants in common with right* 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. 28 on the Plan of George I. Waddey's Subdivision of the South Part of Horton Lots No. 4, 5 and 6, as of record in Book 547, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Spiros Antoniadis by Quitclaim Deed recorded as instrument 20111005-0077440, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T. C. A. 260-2-307 or other similar statute.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

* of survivorship

This is IMPROVED property known as **1908 Bransford Avenue, Nashville, TN 37204.**

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 the 28th day of June, 2012.

Spiros Antoniadis by Theodore Antoniadis attorney-in-fact

Spiros Antoniadis by Theodore Antoniadis, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans: T20120048934 DEEDWARR
Recvd: 07/03/12 10:04 2 pgs
Fees: 13.00 Taxes: 545.38

20120703-0058331

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Theodore Antoniadis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Spiros Antoniadis**, as his Attorney in Fact, as the free act and deed of the within named **Spiros Antoniadis**.

Witness my hand and official seal this the 28th day of June, 2012.

My Commission expires 1-9-16

Notary Public

