(1)

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**2 Cadillac Drive**
**Brentwood, TN 37027**

**ADDRESS NEW OWNER:**
**Karl M. Richardson**
**201 Fairmont Ct.**
**Nashville, Tennessee 37203**

**SEND TAX BILL TO:**
~~**Mortgagee**~~ New Owner

**MORTGAGEE:**
SunTrust mortgage, Inc
1001 Semmes Ave
Richmond, Va 23224

**MAP** 104-6
**GROUP** M
**PARCEL** 1.00

BILL GARRETT, Davidson County
Trans:T20130047265 DEEDWARR
Recvd: 06/06/13 11:14 3 pgs
Fees:18.00 Taxes:873.20
20130606-0057534

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Basil N. Antar and Vappu S. Nuotio-Antar, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Karl M. Richardson, unmarried and Sarah E. Vaala, unmarried, with Rights of Survivorship,** 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:

See Attached Exhibit "A"

Being the same property conveyed to Basil N. Antar and Vappu S. Nuotio-Antar, by deed dated June 28, 2002 from SB Properties, LP of record in Instrument no. 20020711-0083268, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **201 Fairmont Ct., Nashville, Tennessee 37203.**

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, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless

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assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **31st** day of **May, 2013.**

**Basil N. Antar**

**Vappu S. Nuotio-Antar**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Basil N. Antar and Vappu S. Nuotio-Antar, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of May, 2013.

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $236,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 4·25·2016

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires April 25, 2016

(3)

## Exhibit "A"

Being Apartment Unit no. A-1 of Fairmont Court Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6686, page 708, amended in Book 6712, page 125, Book 6774, page 221, and Book 6823, page 962, Register's Office, Davidson County, Tennessee, together with an undivided percentage interest in the Common elements appurtenant to said Unit as set forth in Master Deed and as shown on the plat of Fairmont Court Condominiums set forth in Master Deed and amendments thereto, to which plan reference is hereby made for a more complete description.