RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130900531

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130091001 DEEDWARR
Recvd: 10/23/13 10:22 2 pgs
Fees:13.00 Taxes:1598.40
20131023-0110373

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$432,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 18th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geoffrey Donkin	**FirstBank**	**083-07-0-321.00**
2315 Eastland Avenue	**3500 Blue Lake Drive, Suite 325**	
Nashville, TN 37206	**Birmingham, AL 35243**	

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,

Robert F. Barsky and Marsha D. Barsky, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Geoffrey Donkin, an unmarried mand and ~~Julia~~ Julie Moe, an unmaried woman, as tenants in common with right 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:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Eastland Oaks, Section One, of record in Book 4660, Page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 3 fronts 82.47 feet on the northerly side of Eastland Avenue and extends back 200.0 feet on the easterly line and 200.0 feet on the westerly line to a deal line on which it measures 82.47 feet thereon.

BEING the same property conveyed to Robert F. Barsky and Marsha D. Barsky, husband and wife, by Quitclaim Deed from Diana Aubin, Trustee, and in the same instrument conveyed to Diana Aubin, Trustee by Robert Barsky and Marsha Tardy n/k/a Marsha D. Barsky, dated 9/6/12 and recorded 9/14/12 in Instrument Number 20120914-0083405; and the same property previously conveyed to Robert Barsky, an unmarried man and Marsha Tardy, an unmarried woman, as joint tenants with the right of survivorship, by Warranty Deed from LuAnn Landrum, unmarried, dated 7/31/07 and recorded 8/1/07 in Instrument Number 20070801-0091186, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **2315 Eastland Avenue, Nashville, TN 37206**

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 18th day of October, 2013.

Robert F. Barsky

Marsha D. Barsky

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 Robert F. Barsky and Marsha D. Barsky the bargainor(s) 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 this 18th day of October, 2013.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014