BILL GARRETT, Davidson County
Trans:T20130104696 DEEDWARR
Recvd: 12/16/13 14:35 2 pgs
Fees:13.00 Taxes:2025.75

20131216-0126945

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $547,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2013.

Notary Public
My commission expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-1310-48757

Address of New Owner:	Send Tax Bills to:	Tax Information
John Virostko 220 Page Rd. Nashville TN 37205	New Owner	130-09-0-095.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ray L. Paschall, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Virostko and wife, Adrienne Dula, hereinafter called the Grantees, their successors 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 of Block 5, on the Plan of The Highlands of Bellemeade (erroneously referenced in prior deed as Highlands of Belle Meade No. 1), of record in Book 547, Page 180, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ray L. Paschall, unmarried by deed from Gail Preston, dated May 31, 1995, recorded June 1, 1995, of record in Book 9688, Page 14, Register's Office for Davidson County, Tennessee.

Naomi S. Paschall joins in the execution of this instrument to convey any marital interest she may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 220 Page Rd., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of December, 2013.

Ray L. Paschall

Naomi S. Paschall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ray L. Paschall and Naomi S. Paschall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 3rd day of December, 2013.

Notary Public
State of Tennessee at Large

My Commission expires

1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON