WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 253,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 28th DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/6/17
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicolas Katsantonis and Allison S Katsantonis	New Owner	71—16-190.00
1205 N 5th Street		
Nashville, TN 37207		
(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, ***Lauran N. Allen Sevier and husband, Samuel Oakley Sevier*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Nicolas Katsantonis and Allison S. Katsantonis*** 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:

For reference only this is Property being known as 1205 N 5th Street, Nashville, TN 37207 and being described as follows:

Land in Davidson County, Tennessee, being Lot No. 91 and the southerly one-half of Lot No. 92 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 and part of Lot No. 92 front together 45 feet on the easterly side of North Fifth Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Lauran N. Allen, unmarried, by Warranty Deed from Kathleen Casey, unmarried dated April 30, 2008 and filed for record May 1, 2008, of record in Instrument #20080501-0044549, Register's Office for Davidson County, Tennessee. The said Lauran N. Allen having since married, now known as Lauran N. Allen Sevier.

This instrument is executed on behalf of Samuel Oakley Sevier by his lawful Attorney in Fact, Lauran N. Sevier pursuant to the power and authority vested in her by instrument filed for record in Instrument # 20140505.0037857, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20140030643 DEEDWARR
Recvd: 05/05/14 10:25 2 pgs
Fees:13.00 Taxes:936.10
20140505-0037858

This is: Unimproved ( )
Improved (x) Property, known as 1205 N 5th Street, Nashville, TN 37207
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 28th day of April, 2014.

Lauran N. Allen Sevier

Samuel Oakley Sevier
By Lauran N Sevier, Attorney in Fact

Samuel Oakley Sevier
By: Lauran N. Sevier, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lauran N. Allen Sevier** 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 28th day of April, 2014.

Commission Expires: 2/6/17

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Sumner

On this the 28th day of April, 2014, before me personally appeared Lauran N. Sevier to me known to be the person who executed the foregoing instrument in behalf of Samuel Oakley Sevier as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Samuel Oakley Sevier.

Witness my hand and official seal at on this the 28th day of April, 2014.

My commission expires: 2/6/17

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY