BILL GARRETT, Davidson County
Trans:T20140031998 DEEDWARR
Recvd: 05/08/14 12:16 2 pgs
Fees:13.00 Taxes:1422.19
20140508-0039468

Send Tax Statements To
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Ann F. Korhnak
213 South 13th Street
Nashville, TN 37206

From Information Furnished By

Map and Parcel 08313005000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CHARLES R. WATSON**, has this day bargained and sold and does hereby transfer and convey unto, **ANN KORHNAK AND PAUL KORHNAK, JOINT TENANTS,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Being Part of Lot No. 1, on the plan of Spring Park, according to plat and survey appearing of record in Book 57, page 134, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Said Part of Lot No. 1 beginning at the northeast corner of Fatherland Street and 13th Street, formally known as Ann Street, and running northwardly along the eastern margin of 13th Street, formally Ann Street, 50.0 feet to a point; thence eastwardly 160.0 feet to a point; thence southwardly parallel with 13th Street, formally Ann Street, 50.0 feet to the northerly margin of Fatherland Street, thence westwardly along the northerly margin of Fatherland Street, 160.0 feet to the point of beginning.
>
> Being the same property conveyed to Charles R. Watson, an unmarried man, by deed from Antonio Darsinos and Bill Darsinos, Both Married, dated August 15, 2003, appearing of record in Instrument Number 20030821-0121658 , of the Register's Office of Davidson County, Tennessee. This property is investment property and not the marital abode of the seller and his wife.
>
> This conveyance is made subject to any and all matters shown on said plat and survey of record in Book 57, page 134; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ANN KORHNAK AND PAUL KORHNAK, JOINT TENANTS,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30th day of April, 2014.

Charles R. Watson

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Charles R. Watson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 30th day of April, 2014.

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 7-30-2014

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $384,375.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 30th day of April, 2014.

NOTARY PUBLIC
My Commission Expires: 7-30-2014

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY