BILL GARRETT, Davidson County
Trans:T20140045102 DEEDWARR
Recvd: 06/25/14 12:31 2 pgs
Fees:13.00 Taxes:1106.30
20140625-0055574

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $299,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of June, 2014.

Notary Public

My commission expires: 3-6-18

(Notary Stamp) JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Katherine Bright Christenson and Grant Arthur Christenson	~~New Owner~~ SWBC Mortgage Corporation	**Map\Parcel: 146-16-0-021.00**
495 Hogan Road	9311 San Pedro Ave, #100	
Nashville, TN 37220	San Antonio, TX 78216	

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 ACKNOWLEDGE, WE,

Brian Michael Laskaris and Melissa Ruff Laskaris, husband and wife

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

Katherine Bright Christenson and Grant Arthur Christenson, wife and husband

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. 72 on the Plan of Brentwood Hall, Section IV of record in Plat Book 2083, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being the same property conveyed to Brian Michael Laskaris and wife, Melissa Ruff Laskaris by deed from Trace M. Hall, and wife, Charlotte Hall of record in Instrument No. 20080610-0059498 Register's Office for Davidson County, Tennessee, dated June 06, 2008 and recorded on June 10, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Granteee

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.

Subject to all matters shown on the Plan of record in Plat Book 2083, Page 90, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2198, Page 3 and Book 2277, Page 413, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 6411, Page 357, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewer Service Line of record in Instrument Number 20110328-0023333, in the Register's Office for DavidsonCounty, Tennessee.

This is improved property known as 495 Hogan Road Nashville, TN 37220.

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 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 my/our hand(s) this 19th day of June, 2014.

Brian Michael Laskaris

Melissa Ruff Laskaris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Brian Michael Laskaris and Melissa Ruff Laskaris the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2014.

Notary Public

My Commission Expires: 3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015