PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140085329 DEEDWARR
Recvd: 11/12/14 13:53 2 pgs
Fees:13.00 Taxes:1258.00
20141112-0104352

W & I Ref: (DM) Title No.: 56996
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Randall L. Phillips 813 45th Avenue North Nashville, TN 37209	NEW OWNER

TAX MAP PARCEL NUMBERS: 09112031700

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$340,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gianikas Contractors, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randall L. Phillips** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee being Lot No. 116 of Block 63 on the Plan of No. 1 West Nashville of record in Book 57 pages 74 and 75, Register's Office for said County and that portion of Alley No. 1218 closed by Metro Bill No. 081-619.

Said Lot No. 116 fronts 25 feet on the westerly margin of 45th Avenue North and extends back between parallel lines 100 feet to an alley.

And also conveyed, without warranties of title is that portion of Alley No. 1218 closed by Metro Bill No. 081-619.

Together with and subject to Declaration of Ingress and Egress Easement of record in Doc. No. 20131211-0125380, said Register's Office.

Being a part of the same property conveyed to Gianikas Contractors, Inc.. by Warranty Deed from Jannie Lois Reeves, as surviving tenant by the entireties, dated April 10, 2013 and recorded on April 12, 2013 as Doc. No. 20130412-00365910, Register's Office for Davidson County, Tennessee, corrected by Affidavit of Scrivener's Error of record in Doc. No. 20130417-0038368, said Register's Office.

Being the same property conveyed to Gianikas Contractors, Inc. by Quitclaim Deed from Christy W. Ivey, Trustee, dated September 25, 2013 and recorded on September 26, 2013 of record in Doc. No. 20130926-0101330, corrected by Scrivener's Error of record in Doc. No. 20131002-0103545, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57, pages 74 and 75, said Register's Office. Declaration of Ingress and Egress Easement of record in Doc. No. 20131211-0125380, said Register's Office. Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee by Bill No 081-619, closing, vacating and abandoning that portion of 45th Avenue, North.

This is improved property, known as 813 45th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of November, 2014.

GIANIKAS CONTRACTORS, INC.

John Gianikas
Vice President

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **John Gianikas,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Vice President,** (or other officer authorized to execute this instrument) of **Gianikas Contractors, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 10th day of November, 2014.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $340,000.00.

Affiant

Sworn and subscribed before me this 10th day of November, 2014.

Notary

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY