(2)

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-249163

G-VRES-15-1104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-25-18 (AFFIX SEAL)

KIMBERLY A. HILL — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Theodore Karpynec and Christina H Karpynec	New Owner	
(NAME)	(NAME)	**118-09-111.00**
1104 Graybar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LATIF DHARAMSI AND WIFE, KRISTEN LYNNE REESLUND AKA KRISTEN DHARAMSI,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THEODORE KARPYNEC AND CHRISTINA KARPYNEC, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 21, 22 and the Easterly one-half of Lot No. 23 on the Plan of Map Showing Subdivision of the Draughon Tract, of record in Plat Book 974, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots Nos. 21, 22 and the Easterly part of Lot No. 23 front together 75.0 feet on the Northerly side of Graybar Lane and run back between parallel lines 174.0 feet to a dead line.

Being the same property conveyed to Latif Dharamsi and wife, Kristen Dharamsi by Warranty Deed from Louis A. Brunsting and wife, Kimberly C. Brunsting, of record in Instrument No. 20100908-0071197, Register's Office for Davidson County, Tennessee, dated August 27, 2010 and recorded on September 08, 2010.

Kristen Dharamsi is also known as Kristen Lynne Reeslund. Kristen Dharamsi and Kristen Lynne Reeslund are one and the same person.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 39, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1104 Graybar Lane , Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20150023974 DEEDWARR
Recvd: 04/01/15 13:42 2 pgs
Fees: 13.00 Taxes: 2072.00
20150401-0028288

Witness my/our hand(s) this the 26th DAY OF MARCH, 2015.

Latif Dharamsi by Kristen Dharamsi
Attorney in Fact

Latif Dharamsi by Kristen Dharamsi,
Attorney in Fact

Kristen Lynne Reeslund

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristen Dharamsi, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LATIF DHARAMSI, and who acknowledged she executed the same as the free act and deed of the said LATIF DHARAMSI.

Witness my hand and official seal, this the 26th of March, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTEN LYNNE REESLUND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of March, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212