WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150050032 DEEDWARR
Recvd: 06/23/15 11:03 2 pgs
Fees:13.00 Taxes:1304.25
20150623-0059973

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$352,500.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of June, 2015.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Leonidas Kotsiris **Ljubica Jovanovic**	**Fairway Independent Mortgage Corporation**	**Map 081-12-0 Parcel 174-00**
1622 9th Avenue North	**100 Bluegrass Commons Blvd., Ste 2100**	
Nashville, TN 37208	**Hendersonville, TN 37075**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael Wissel, a married man, and Dallas W. Monday, Jr., a married man

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

Leonidas Kotsiris and Ljubica Jovanovic, husband and wife

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 the South 36 feet of Lot No. 301 on the Map of North Nashville Real Estate Company's Plan of Lots of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 301 fronts 36 feet on the easterly side of Ninth (9th) Avenue North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Michael Wissel, a married man, as to an undivided 1% interest, and Dallas W. Monday, Jr., a married man, as to an undivided 99% interest, as tenants in common, by Deed dated August 29, 2014 from Silvia Yvette Brown, Administratrix under the Last Will and Testament of Grady H. Brown, of record in Instrument No. 20140905-0081505 and Scrivener's Affidavit in Instrument No. 20141117-0103019, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the Grantors or the Grantors' spouses herein.

This instrument is being executed on behalf of Dallas W. Monday, Jr., pursuant to a Power of Attorney executed by same on the _____ day of June, 2015, of record in Instrument No. 20150623-0059972, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: The Plan of record in Book 21, Page 105, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved (__X__) Unimproved (____) property, known as **1622 9th Avenue North, Nashville, TN 37208**

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, 2015.**

Michael Wissel

Michael Wissel

Dallas W. Monday by Michael Wissel attorney in fact

Dallas W. Monday, Jr. by Michael Wissel, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael Wissel,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **June, 2015.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of June, 2015, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Michael Wissel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Dallas W. Monday, Jr.** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Dallas W. Monday, Jr.**, for the purpose therein contained, by signing the name of **Dallas W. Monday, Jr.** , by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **June, 2015.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17