ADDRESS NEW OWNER:
Christopher Spryidon
Sunny Nicole Spyridon
1703 Greenwood Ave.
Nashville, TN 37206

SEND TAX BILL TO: Suntrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

BILL GARRETT, Davidson County
Trans:T20150066605 DEEDWARR
Recvd: 08/11/15 09:24 2 pgs
Fees:13.00 Taxes:1831.50
20150811-0080139

MAP & PARCEL NOS.:
08302024600

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Alain Christopher Keenan, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Christopher Spryidon and Sunny Nicole Spyridon, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of J.J. Pryors Subdivision, Re-Subdivision of Lot 1, 2 and 3 of record in Instrument Number 20100506-0034371, 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 Alain Christopher Keenan from Deborah G. Harvey, unmarried, by Warranty Deed recorded on August 21, 2008, in Instrument No. 20000821-0082134, Register's Office for Davidson County, Tennessee.

This is property with a common address of **1703 Greenwood Ave., Nashville, TN 37206.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20100506-0034371, as revised in Plat Book 843, Page 41, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 5th day of August, 2015.

Alain Christopher Keenan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Alain Christopher Keenan** , with whom I am personally acquainted, or who 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 office this **5th** day of **August 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAR. 7, 2017

File No. 1508-160

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $495,000.00.

Affiant

Subscribed and sworn before me this 5th day of August, 2015.

Notary Public
My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY