This Form furnished by: HELEN SFIKAS ROGERS, ESQ., ROGERS, KAMM & SHEA, The Wind in the Willows Mansion, 2205 State Street, Nashville, Tennessee 37203

FROM:

SARAH G. MILLER, a/k/a SARAH MILLER AIVAZIS, a married woman

TO:

STEPHANIE SFIKAS DAVIS, a married woman

BILL GARRETT, Davidson County
Trans:T20150071556 DEEDWARR
Recvd: 08/24/15 14:44 5 pgs
Fees:28.00 Taxes:536.50
20150824-0085332

WARRANTY DEED

New Owner & Address	Taxable Party	Tax - Parcel ID
Stephanie Sfikas Davis 5921 Fireside Drive Brentwood, Tennessee 37027	Stephanie Sfikas Davis 5921 Fireside Drive Brentwood, Tennessee 37027	161-16-OA-115.00-CO

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: $ 145,000.00.

SARAH MILLER AIVAZIS

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 2015.

NOTARY PUBLIC

S. RENEE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 2-25-2019

MY COMMISSION EXPIRES: 2/25/19
DATE

This Instrument Prepared By:

HELEN S. ROGERS
ROGERS, KAMM & SHEA
2205 State Street
Nashville, TN 37203

Phone No. (615) 320-0600
Fax No. (615) 320-9933

For and in consideration of the sum of Ten and No/100 (***$ 10.00***) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ***SARAH G. MILLER, a/k/a SARAH MILLER AIVAZIS***, a married woman, with my Husband, ***JONATHAN STEVE AIVAZIS,*** joining in this conveyance with all his marital rights, title and interest in the real property described herein, hereinafter called the Grantor(s), have bargained and sold a certain tract or parcel of real property that is their usual place of residence,

and by these presents do transfer and convey into the ***STEPHANIE SFIKAS DAVIS***, a married woman, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcels of land in Davidson County, Tennessee, which is described hereinafter to-wit:

LAND in Davidson County, Tennessee, Being Unit No. 115 on the Plan of Townhomes of Shadow Glen, as shown on the exhibit to the Declaration of Covenants, Conditions and Restriction of record in Instrument No. 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040713-0083179, Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Townhomes of Shadow Glen, of record as shown above in the Register's Office for Davidson County, Tennessee.

BEING the same real property conveyed to Sarah G. Miller, an unmarried woman (now married and known as Sarah Miller Aivazis), by deed dated July 31, 2009, filed on August 4, 2009, from Allison Marie Glover Thompson with Kevin Thompson, Husband of Allison Marie Glover Thompson, joining in the conveyance, of record in Instrument No. 20090804-0072952, Register's Office for Davidson County, Tennessee.

Subject to all matters set forth on the Plat Book 7900, Page 38, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040713-0083179, Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707, Register's Office for Davidson County, Tennessee.

Dedication of Common Area of record in Instrument No. 20050429-0048090, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee.

Utility Easement as shown of record in Instrument No. 20040917-011249, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20030903-0127692, Register's Office for Davidson County, Tennessee.

Agreement for Construction and maintenance of Joint Access Roadway of record in Book 8064, Page 831, amended in Instrument No. 20000114-0004981, Register's Office for Davidson County, Tennessee.

This Warranty Deed was prepared from information provided by the parties herein, and the preparation of this Warranty Deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

This conveyance is subject to (1) Taxes, (2) All restrictions of record, (3) All utility, sewer, drainage and other easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable Governmental and Zoning regulations, (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee, (8) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (9) building restrictions, and (10) other matters of public record.

This is improved real property "formerly" known as:

5845 Nolensville Pike, Condominium 304, Nashville, Davidson County, Tennessee 37221

This is improved real property "presently" known as:

304 Shadow Glen Drive, Unit 115, Nashville, Davidson County, Tennessee 37211

To **HAVE AND TO HOLD** the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and We do covenant with the said Grantee 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 our self, our heirs and representatives, to warrant and defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whosoever, Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESSED my hand on this the 21 day of August 2015, 2015.

SARAH MILLER AIVAZIS

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, S. Renee Brown, a Notary Public in and for the said County and State, the within named ***SARAH MILLER AIVAZIS***, the bargain on, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who acknowledged that **She** executed the within instrument for the purposes of therein contained.

Witness my hand at on this the 21st day of August, 2015.

NOTARY PUBLIC

S. RENEE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 2-25-2019

My Commission Expires: 2/25/19.
DATE

WITNESSED my hand on this the 21 day of August 2015.

2015.

JONATHAN STEVE AIVAZIS

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, S. Renee Brown, a Notary Public in and for the said County and State, the within named ***JONATHAN STEVE AIVAZIS***, the bargain on, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who acknowledged that ***He*** executed the within instrument for the purposes of therein contained.

Witness my hand at on this the 21st day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 2/25/19.
DATE

S. RENEE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 2-25-2019