BILL GARRETT, Davidson County
Trans:T20150094820 DEEDWARR
Recvd: 11/06/15 11:00 2 pgs
Fees:13.00 Taxes:440.30
20151106-0113296

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $119,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of November, 2015.

Notary Public

My commission expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-28497

THIS INSTRUMENT PREPARED BY
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tristan T. States	New Owner	**162-13-0169.00**
813 Ilawood Court		
Nashville, TN 372116662		

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

Ramona Sturkie, unmarried and Rebecca Gianoutsos fka Rebecca Sturkie and Timothy Gianoutsos, husband and wife

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

Tristan T. States, a single man

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 Lot No. 72 on the Plan of Section One, Dreamland Estates Southeast, of record in Plat Book 5200, Page(s) 646 and 647, as amended in Book 6873, Page 410, 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 Ramona Sturkie, an unmarried woman and Rebecca Sturkie, an unmarried woman, as tenants in common with right of survivorship by Warranty deed from Patricia Roberts Scheer and husband, Fred Michael Scheer of record in Instrument No. 20050617-0069614 Register's Office for Davidson County, Tennessee, dated June 10, 2005 and recorded on June 17, 2005.

Timothy Gianoutsos, husband of Rebecca Gianoutsos fka Rebecca Sturkie, joins in the execution of this instrument for the sole purpose of relinquishing any and all of his rights, title, and interest, marital or otherwise, in and unto said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved** property known as 813 Ilawood Court Nashville, TN 37211.

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 2nd day of November, 2015.

Ramona Sturkie by Rebecca Gianoutsos, Attorney in Fact
Ramona Sturkie by Rebecca Gianoutsos fka
Rebecca Sturkie, Attorney in Fact

Rebecca Gianoutsos
Rebecca Gianoutsos fka Rebecca Sturkie

Timothy Gianoutsos

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public of said County and State, Rebecca Gianoutsos fka Rebecca Sturkie and Timothy Gianoutsos the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2015.

Notary Public

My Commission Expires:

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rebecca Gianoutsos fka Rebecca Sturkie with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Ramona Sturkie for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Ramona Sturkie and is authorized by Ramona Sturkie to execute this instrument on her behalf pursuit to Specific Limited Power of Attorney of record as Instrument No. 20151106-0113295, Register's Office for Davidson County, Tennessee.

Notary Public

My Commission Expires:

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

File #: **415173**