BILL GARRETT, Davidson County
Trans:T20150097684 DEEDWARR
Recvd: 11/17/15 12:25 5 pgs
Fees:28.00 Taxes:665.63
20151117-0116539

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $179,900.00.

Subscribed and sworn to before me, this the 13th day of November, 2015.

Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Susan Rutherford Gianikas Lillian Marie Gianikas 2038 Fansworh Drive Nashville, TN 37205	103-07-0-049.00	New Owner

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **LYNN E. CAPPS AKA MARY LYNN CAPPS, AS THE SOLE HEIR-AT-LAW OF JOHN THELMA EASTABROOKS, DECEASED** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **SUSAN RUTHERFORD GIANIKAS AND LILLIAN MARIE GIANIKAS, AS JOINT TENANTS IN COMMON** (the "Grantee"), certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the plan of Richard Meadows, Section I, as of record in Book 2083, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 32 fronts 50 feet on the easterly side of Oakmont Circle and extends back 206.1 feet on the northerly line and 224.1 feet on the southerly line to the center of Richland Creek, measuring 65 feet thereon.

Being the same property conveyed to John Thelma Eastabrooks by Warranty Deed from Marcus E. Wade, Jr. and wife, Anna Delores Wade, dated June 21, 1960, recorded July 8, 1960, of record in Book 3099, page 186, said Register's Office. The said John Thelma Eastabrooks having since died intestate on September 20, 1996, property passing by operation of law to his sole heir-at-law Lynn E. Capps aka Mary Lynn Capps, as stated in Affidavit of Heirship of record in Instrument

No. 20150930-0099501 and Affidavit of Heirship of record in Instrument No. 20150930-0099506, said Register's Office. (See also Consent Decree for Redemption of record in Instrument No. 20151030-0110374, said Register's Office.)

Mary Lynn Eastabrooks; Mary L. Eastabrooks; Mary Lynn Capps; Mary Capps; Lynn E. Capps and Lynn Capps are one and the same person

This instrument is executed on behalf of Mary Lynn Capps, by Jeff Recker pursuant to a Power of Attorney executed by Mary Lynn Capps on September 18, 2015, of record in Instrument No. 20151117-0116538, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows: (1) County of Davidson taxes for the year 2016 and thereafter, not yet due and payable; (2) All matters appearing on the Plan of Richard Meadows, Section I, as of record in Book 2083, page 40, Register's Office for Davidson County, Tennessee; (3) Restrictive Covenants of record in Book 2152, page 121, as amended in Book 2195, page 256, Register's Office for Davidson County, Tennessee; (4) all applicable zoning ordinances (5) utility, sewer, drainage and other easements of record, (6) building restrictions, and (7) other matters of public record.

This is improved property located at: 5408 Oakmont Circle, Nashville, TN 37209.

THE GRANTOR MAKES NO REPRESENTATION AS TO THE PROPERTY CONVEYED HEREBY, OR ITS CONDITION, ITS MERCHANTABILITY OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE, AND THE GRANTEE BY HIS ACCEPTANCE OF THIS DEED, HEREBY ACKNOWLEDGES THAT HE HAS BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY AND ACCEPTS THE SAME "AS IS," "WHERE IS" AND "WITH ALL FAULTS." The GRANTEE shall not make any claim against the GRANTOR for diminution of the value of the Property, remediation of any contamination on the Property, loss of use of the Property, handling, transportation or disposal of contaminated media from the Property, or any other loss, damage or expense as the result of any environmental contamination or other latent or patent defect in the Property's condition.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

[Signatures to follow on the next page.]

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 13th day of November, 2015.

GRANTOR:

By: Lynn E. Capps by JR Recker Attorney-in-Fact
Lynn E. Capps, by Jeff Recker, her Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Jeff Recker with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Lynn E. Capps, as Attorney-in-Fact, as the free Act and Deed of the said Principal.

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of November, 2015.

L. M. Cm
Notary Public

My commission expires: _____

L. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT "A"
To
Warranty Deed

FROM: Lynn E. Capps aka Mary Lynn Capps, as sole heir-at-law of John Thelma Eastabrooks

TO: Susan Rutherford Gianikas and Lillian Marie Gianikas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant saith not.

Jeff Recker, Affiant

Sworn to and subscribed before me this 13th day of November, 2015.

Notary Public
My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

DATE: November 11, 2015
SELLER: Lynn E. Capps
FILE #: M15-2183
PROPERTY ADDRESS: 5804 Oakmont Circle, Nashville, TN 37209

SIGNATURE AND NAME CERTIFICATION

BUYER: Susan Rutherford Gianikas and Lillian Marie Gianikas

THIS IS TO CERTIFY THAT MY LEGAL SIGNATURE IS AS WRITTEN AND TYPED BELOW.
(This signature must exactly match signatures on the Note and Security Instrument.)

Lynn E. Capps
(Print or Type Name)

Lynn E. Capps by [illegible] Attorney-in-Fact
Signature

(If applicable, complete the following.)

THIS IS TO CERTIFY THAT I AM ALSO KNOWN AS:

Mary Lynn Eastabrooks	Mary L. Eastabrooks
(Print or Type Name)	(Print or Type Name)
Mary Lynn Capps	Mary Capps
(Print or Type Name)	(Print or Type Name)
Lynn Capps	Lynn E. Capps
(Print or Type Name)	(Print or Type Name)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand, at office, this 13th day of November, 2015.

[illegible]
Notary Public
My Commission Expires: My Commission Expires MAR. 7, 2017

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.