WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150098556 DEEDWARR
Recvd: 11/19/15 13:47 2 pgs
Fees: 13.00 Taxes: 924.63
20151119-0117542

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2015

Notary Public:

MY COMMISSION EXPIRES: 3-20-18
(AFFIX SEAL)

AMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Darryl K. Daniels	GMFS, LLC	Parcel ID:
5316 Mast Point	7389 Florida Blvd # 200A	098090A10300CO
Hermitage, TN 37076	Baton Rouge LA 70806	

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 acknowledged, we

Daniel K. Borsos and wife, Drew Ann Borsos

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Darryl K. Daniels , an unmarried 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:

BEING Lot No. 186, on the plan of Lakeshore, Phase Three-A, of record in Plat Book 7900, Page 516, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Daniel K. Borsos and wife, Drew Ann Borsos by deed from Frank Batson Homes, Inc., of record in Book 9187, Page 277, dated December 9, 1993, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 7572, Page 669, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 516, said Register's Office; (3) TVA Line Easement of record in Book 1298, Page 134, said Register's Office; (4) Easement to BellSouth of record in Book 4077, Page 604, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5316 Mast Point, Hermitage, TN 37076

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, their heirs and assigns forever; and we do covenant with 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 our hands this 17th day of November, 2015.

Daniel K. Borsos

Drew Ann Borsos

G16-3171

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel K. Borsos and Drew Ann Borsos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 2015.

My Commission Expires: 7.2.18

Notary Public

