RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156971

BILL GARRETT, Davidson County
Trans:T20160000075 DEEDWARR
Recvd: 01/04/16 09:14 2 pgs
Fees:13.00 Taxes:1182.89
20160104-0000076

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,700.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2015.

NOTARY PUBLIC

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Thomas Fotopulos and Marcy Christine Fotopulos 1206 Forrest Ave Nashville, TN 37206	Same address as new owner	085 14 0A 303.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Nineteen Thousand Seven Hundred and 00/100 Dollars ($319,700.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MELISSA KING (FORMERLY KNOWN AS MELISSA SEGO) AND HUSBAND, KEVIN LEE KING**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **STEPHEN THOMAS FOTOPULOS AND MARCY CHRISTINE FOTOPULOS, BROTHER AND SISTER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit 19, on the Plan of Riverstone Condominiums, Phase Two, of record in Instrument 20010814-0087503, Register's Office for Davidson County, TN,to which plet reference is hereby made for a more complete description.

Being the same property conveyed to Melissa Sego and Kevin Lee King, both unmarried, tenants in common with full right of survivorship, by Warranty Deed from Caliber Development Group, L.P., dated 5/30/2008, recorded 6/2/2008, of record in Instrument No. 20080602-0055639, in the Register's Office for Davidson County, Tennessee. Melissa Sego and Kevin Lee King having since married and k/n/a Melissa King and husband, Kevin Lee King.

The address of the herein described property is believed to be 303 Riverstone Boulevard, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Melissa Sego and Melissa King are one in the same person.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of December, 2015.

Melissa King

MELISSA KING

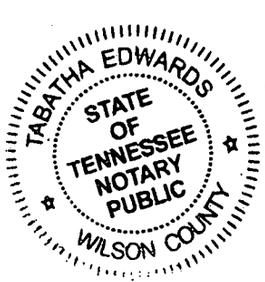
Kevin Lee King

KEVIN LEE KING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Melissa King and husband, Kevin Lee King, with whom I am personally acquainted (or 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 seal, this the 30th day of December, 2015.



Tabatha Edwards

Notary Public

Tabatha Edwards

Printed Notary Name

My commission expires: 11-5-19