File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160009412 DEEDWARR
Recvd: 02/03/16 14:17 2 pgs
Fees:13.00 Taxes:4625.00
20160203-0010639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Doulis and Micheline K. Doulis	Same as new owners	093-14-0-441.00
(NAME)	(NAME)	
555 Church Street, Apt. 2301		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, CHARLES A. BRISCO, HEREINAFTER CALLED THE GRANTORS HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN DOULIS AND MICHELINE K. DOULIS, HUSBAND AND WIFE, 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 the westerly parts of Lots Nos. 127 and 128 and the southwesterly part of Lot No. 129 on the map of Barrow Grove, as of record in Book "S", Pages 279, 319, 612, 697, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Sixth Avenue South at the corner of Lots Nos. 126 and 127; thence with the line between said lots, northeasterly 130 feet more or less to a point in the southerly margin of LaFayette Street, as now widened and located; thence with the southerly margin of said Street, as now located, westerly 163 feet more or less to the beginning of a curve; thence around said curve in the westerly and southwesterly direction 39 feet more or less to the easterly margin of Sixth Avenue South; thence with the margin of said Avenue, southerly 115 feet more or less to the point of beginning.

Being the same property conveyed to CHARLES A. BRISCO, by deed from JAMES E. DYE, AN UNMARRIED PERSON, of record in Book 9241, page 429, dated February 3, 1994, said Register's Office.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; all matters as shown on the map of Barrow Grove, as of record in Book "S", pages 279, 319, 612, and 697, Register's Office for said County; and any and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 535 Lafayette Street, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 29th day of January, 2016.

Charles A. Brisco

Charles A. Brisco

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES A. BRISCO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of January, 2016

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/19