Davidson County	DEEDWARR
Recvd: 03/16/16 11:39	4 pgs
Fees:23.00 Taxes:1017.50	
20160316-0024977	

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

28110-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Micah Kandros 3013 Brightwood Avenue Nashville, Tennessee 37212	New Owner	11808021700

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SYNTHESIZER SYSTEMS TECHNOLOGIES, INC.** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **MICAH KANDROS**, (hereinafter referred to as the "**Grantee**"), his heirs, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 170 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 170 fronts 50 feet on the easterly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.

BEING all of the same property conveyed to Synthesizer Systems Technologies, Inc. by Warranty Deed dated October 6, 2005 from Frank A. Baugh, of record in Instrument No. 20051021-0126934, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 16th day of March, 2016.

SYNTHESIZER SYSTEMS TECHNOLOGIES, INC.

By: _____ SST, Inc.
Name: Michael Lehmann Boddicker
Its: President

4/15/16

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California
County of LOS ANGELES)

On 03-14-2016 before me, NADER AFRAM. NOTARY PUBLIC
(insert name and title of the officer)
personally appeared MICHAEL LEHMANN BODDICKER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [signature] 03-14-2016 (Seal)
NADER AFRAM

ES11 NADER AFRAM
COMM. #2002204
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. JAN. 23, 2017 ES11

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

[signature]
Affiant

Subscribed and sworn to before me this
16th Day of March, 2016.

[signature]
Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

5/15A

EXHIBIT A
Permitted Encumbrances

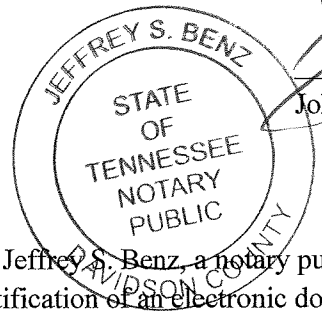
1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2016 and subsequent years, not yet due and payable.

3. All Matters shown on the Plan of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

6/15

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019