WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160043839 DEEDWARR
Recvd: 05/25/16 09:02 2 pgs
Fees:13.00 Taxes:2438.30
20160525-0052323

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $659,000.00.

Affiant

Subscribed and sworn to me on May 20, 2016.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29338SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Gregory Sirko Caroline Sirko 118 Alton Rd. Nashville, TN 37205	New Owner	129-08-129.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Andrew Kennedy Corts and Jenny Richter Corts, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Gregory Sirko and Caroline Sirko husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7, Block D, on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks A, B, C, & D, of record in Plat Book 1130, page 62, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Andrew Kennedy Corts, a married man and wife, Jenny Richter Corts, a married woman, husband and wife, as joint tenants, by Deed from Matthew Carnes and wife, Catherine Carnes, of record as Instrument No. 20090921-0087825 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to matters shown on Plan of record in Book 1130, page 62, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 118 Alton Road, Nashville, TN 37205.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 20th day of May, 2016.

Andrew Kennedy Corts

Jenny Richter Corts

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 20, 2016, before me personally appeared Andrew Kennedy Corts and Jenny Richter Corts to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 20, 2016.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017