PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58259
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel Berry Megan E. Berry 5410 A Kentucky Avenue Nashvlle, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 09106037500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$417,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gianikas Contractors, Inc**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Berry and Megan E. Berry, Joint Tenants with Right of Survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 1315 of Block 184 on Plant No. 1 West Nashville of record in Book 57, pages 74 and 75, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Gianikas Contractors, Inc., by Warranty Deed from Tim J. Banks and Sharon J. Banks, husband and wife, dated September 25, 2014 and recorded on September 29, 2014 of record in Instrument No. 20140929-0089548, Register's Office for Davidson County, Tennessee. And by Quitclaim Deed of record in Instrument No. 20150303-0018542, said Register's Office to create a separate tax parcel.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57, pages 74 and 75, said Register's Office. Gas/Mechanical, Electrical or Plumbing Permit to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10694, page 346, said Register's Office.

This is improved property, known as 5410 A Kentucky Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

Davidson County DEEDWARR
Recvd: 05/27/16 11:15 3 pgs
Fees:18.00 Taxes:1542.90
20160527-0053616

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of May, 2016.

Gianikas Contractors, Inc.
By:

John Gianikas, Vice President

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **John Gianikas,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Vice President** (or other officer authorized to execute this instrument) of **Gianikas Contractors, Inc**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 26th day of May, 2016.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $417,000.00.

Affiant

Sworn and subscribed before me this 26th day of May, 2016.

Notary

My Commission Expires: 3/3/19

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

CASSIE LOVVORN
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY