WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville TN 37215

BILL GARRETT, Davidson County
Trans:T20160047729 DEEDWARR
Recvd: 06/07/16 08:07 2 pgs
Fees:13.00 Taxes:1406.00

20160607-0057068

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$380,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of May 2016

Notary Public
My Commission expires
(Affix Seal)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Andrew Gessouroun	New Owner ~~Bank of Nashville~~	083130E00200CO
1313 Shelby Avenue		
Nashville, TN 37206	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Susan L. Walton, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrew Gessouroun and Alix Gessouroun, husband and wife,**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, Shelby Village, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20130617-0061362, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Susan L. Walton, unmarried from Garafola Properties, LLC, by Warranty Deed on November 8, 2013, of record in Instrument Number 20131112-0116420, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20130617-0061362 and 20130318-0026582, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20130617-0061361, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1313 Shelby Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 31, 2016.

Susan L Walton 5/31/16

Susan L. Walton

STATE OF TENNESSEE
COUNTY OF Hamilton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Susan L. Walton, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 31, 2016

Linda M. Greywitt 5/31/16

Notary Public

My commission expires April 19, 2017

LINDA M. GREYWITT
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY