BILL GARRETT, Davidson County
Trans:T20160050147 DEEDWARR
Recvd: 06/14/16 08:27 2 pgs
Fees:13.00 Taxes:1539.20
20160614-0059930

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 58337
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Avery A. Jordan 5410 B Kentucky Avenue Nashville, TN 37209	Owner

TAX MAP PARCEL NUMBERS: 09106037600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$416,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gianikis Contractors, Inc.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Avery A. Jordan, a single woman,** 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. 1317 of Block 184 on Plan 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. 20150303-0018541, said Register's Office to create a separate 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.

This is improved property, known as 5410 B 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.

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 9th day of June, 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 **Gianikis 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 9th day of June, 2016.

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

Notary

My Commission Expires:

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: $416,000.00.

Affiant

Sworn and subscribed before me this 9th day of June, 2016.

Notary

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN