This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 06/15/16 09:54 2 pgs
Fees:13.00 Taxes:567.95
20160615-0060465

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of June, 2016, by and between Vanita Lytle-Sherrill and Erskine Lytle, I I I , party of the first part, and Natali Efstathiou and Joseph Branch, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot (83) in Block (1) One Hefferman Addition to Nashville. Said lot eighty-three (83) fronts fifty (50) feet on the north side of Alameda Street and extends back northwardly between parallel lines 140 feet to a 15 foot alley.

Being all or part of the same property conveyed to Vanita Lytle-Sherrill and Erskine Lytle, III by virtue of that certain Quit Claim Deed dated February 12, 1991, at Book 8291, Page 917 and Will of record in Probate No. 97P873 and Affidavits of Heirship at Instrument No. 20160303-0020574. 20160303-0020575, 20160303-0020576 and 20160303-0020577 in the Register's Office of 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Vanita Lytle-Sherrill

Erskine Lytle, III

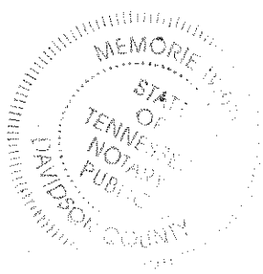
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Vanita Lytle-Sherrill and Erskine Lytle, III, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of June, 2016.

Notary Public

My Commission Expires: 7.3.17



Property Owner & Address:	Natali Efstathiou
	2406 Alameda St, Nashville, TN 37208
Tax Parcel No	09202037900
Property Address:	2406 Alameda St Nashville, TN 37208
MAIL TAX BILLS TO:	owners at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $153,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Natali Efstathiou
AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of June, 2016.

Notary Public

My Commission Expires: 1-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-19