(2)

BILL GARRETT, Davidson County
Trans:T20160052601 DEEDWARR
Recvd: 06/21/16 10:48 2 pgs
Fees:13.00 Taxes:1036.00
20160621-0062950

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160500270

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
20th day of June, 2016

Notary Public

MY COMMISSION EXPIRES:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Jay Moniot and Kathy Whitcomb Moniot **1022 Granada Ave** **Nashville, TN 37206**	Same	**083-01-0-205.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dyana M. Tanasy and Michael T. Tanasy, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald Jay Moniot and Kathy Whitcomb Moniot, husband and wife,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 15 on the plan of J. G. Grissim's Grand Avenue Addition in East Nashville, of record in Plat Book 974, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Dyana M. Tanasy and Michael T. Tanasy, wife and husband, by Warranty Deed from Abdo Sami Hauter and Halima Hauter, husband and wife, dated 3/5/13 and recorded 3/6/13 in Instrument Number 20130306-0022386, Register's Office for Davidson County, Tennessee

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1022 Granada Ave, Nashville, TN 37206**
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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 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 our hands this 20th day of June, 2016.

Dyana M. Tanasy by _____ atty-in-fact

Dyana M. Tanasy by Christian Paro, Attorney in Fact

Michael T. Tanasy by _____ atty-in-fact

Michael T. Tanasy by Christian Paro, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of June, 2016, before me personally appeared Christian Paro to me known to be the person who executed the foregoing instrument in behalf of Dyana M. Tanasy and Michael T. Tanasy as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Dyana M. Tanasy and Michael T. Tanasy.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of June, 2016.

Commission Expires:_____

_____
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018