BILL GARRETT, Davidson County
Trans: T20160053057 DEEDWARR
Recvd: 06/22/16 10:58 2 pgs
Fees: 13.00 Taxes: 1554.00
20160622-0063518

File No.: 16065310

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/18/2019

(AFFIX SEAL)

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry Grant	New owners	116 12 0G 203.00
(NAME) 203 Abbott Glenn Ct.	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin C. Zissimos and Isleide Rosario Maeda Zissimos**, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Larry Grant and Peggy Grant**, 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:

A Certain Condominium Apartment in Davidson County, Tennessee, and being all of Unit No. 2A, on the plan of Abbott Glenn Condominiums, a horizontal property regime, as shown on Exhibit "A" to the Master Deed of record in Book 7364, page 361, as amended in Book 7366, page 665, and Book 7453, page 556, and of record in Book 6200, page 254, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Benjamin C. Zissimos, unmarried, by Warranty Deed dated 05/26/2004 and filed for record on 06/04/2004 in Instrument 20040604-0066131, of the Register's Office of Davidson County, Tennessee.

Isleide Rosario Maeda Zissimos is joining in this conveyance to convey any and all marital interest she may hold in the subject property.

This conveyance is subject to: Master Deed and By-Laws of record in Book 7364, page 361, as amended in Book 7366, page 665 and Book 7453, page 556; HOA Charter of record in Book 7452, page 835; All matters as set forth per Plat of record in Book 6200, page 254; Declaration of Protective Covenants, Conditions and Restrictions of record in Book 7279, page 813; all of said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 203 Abbott Glenn Ct., Nashville, TN 37215

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 hand this 20th day of June, 2016.

Benjamin C. Zissimos by Isleide Rosario Maeda Zissimos as Attorney-in-Fact

BY Isleide R. M. Zissimos

AS ATTORNEY-IN-FACT

Isleide Rosario Maeda Zissimos

State of Tennessee
County of Rutherford

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Isleide Rosario Maeda Zissimos, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Benjamin C. Zissimos, acting as that person's agent and attorney in fact, and the said Isleide Rosario Maeda Zissimos acknowledged that she executed the foregoing instrument as agent and attorney in fact for Benjamin C. Zissimos for the purposes therein contained by virtue of a Power of Attorney recorded in Instrument #20160622-0063517

WITNESS my hand and seal this 20th day of June, 2016.

Notary Public Angela Howard
My Commission Expires: 6/17/18

ANGELA HOWARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

Personally appeared before me Isleide Rosario Maeda Zissimos with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of June, 2016.

Notary Public Angela Howard
My Commission Expires: 6/17/18

ANGELA HOWARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 16065310