WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2713518

Return to:

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value for this transfer, whichever is greater, is $ 374,900.00 .

Affiant

Subscribed and sworn to me, this the 30th day of June, 2016

Notary Public

My commission expires: 6-19-18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Property Address:	Property owner and mail tax bills to:	Parcel ID:
207 Mason Avenue Unit 301 NASHVILLE, TN 37203	New owner	Map 104-023-H-00-5.00CO

THIS INDENTURE is made effective the 30th day of June, 20 16, by **Elizabeth L. Brandy Root**, a married person, First Party, for the purpose of conveying the premises described herein to Joshua Michael Christian Gianitsis, an unmarried man *, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand. *and Taylor Kincaid Odle, an unmarried man

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

A condominium apartment located in Davidson County, Tennessee, being Unit No. 5, Longview Place Condominium , a Horizontal Property Regime, as depicted on Exhibit D of Master Deed of record in Instrument No. 20081231-0123773, of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property further conveyed to Elizabeth L. Brandy Root aka Elizabeth L. Brandy, by Warranty Deed from Sally B. Sulfaro and Michael A. Sulfaro dated March 6, 2015, of record in Instrument No. 20150309-0019766, Register's Office for Davidson County, Tennessee.

Bradley Root, spouse of Elizabeth L. Brandy Root, joins in the execution of this instrument to convey any interest she may have in subject property, marital or otherwise.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, the Restrictive Covenants of record in Plat Book 421, Page 82 and 83; and Master Deed and By-Laws of Longview Place of record in Instrument No. 20081231-0123773; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20160058210 DEEDWARR
Recvd: 07/08/16 09:55 2 pgs
Fees:13.00 Taxes:1387.13
20160708-0069948

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2016, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Elizabeth L. Brandy Root

Bradley Root

STATE OF Tennessee
COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Elizabeth L. Brandy Root**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Williamson County, this the 1 day of June, 2016.

NOTARY PUBLIC

PATTI M. MOOK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires:
10-27-17

STATE OF Tennessee
COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Bradley Root**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Williamson County, this the 1 day of June, 2016.

NOTARY PUBLIC

PATTI M. MOOK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires:
10-27-17

This deed is prepared with information provided by Stellemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.