BILL GARRETT, Davidson County
Trans:T20160069505 DEEDWARR
Recvd: 08/11/16 09:21 2 pgs
Fees:13.00 Taxes:1036.00
20160811-0083477

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1256

GSER Bot 44

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Benjamin Stein, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Megan E. Gianneschi, an unmarried woman and Florin Constantin, an unmarried man**, 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:**

Being Lot No. 53, 54 and 55 on the Plan of Highland Land Co's Subdivision of record in Plan Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 53, 54 and 55 together front 75 feet 3/4 inch on the Westerly margin of Lischey Avenue and extends back 200 feet more or less on the Northerly line and 200 feet more or less on the Southerly line to a 15 foot alley in the rear, measuring 75 feet thereon.

Being the same property conveyed to Benjamin Stein, unmarried, by deed from Kudzu Real Estate, Inc., dated March 30, 2010, of record in Instrument No. 20100401-0024582, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1408 Lischey Avenue, Nashville, TN 37207.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 10th day of August, 2016.

Benjamin Stein by Joshua T. Stein, his Attorney-in-Fact

Benjamin Stein by Joshua T. Stein
His Attorney-in-fact

State of Tennessee)
County of Davidson)

On this the 10th day of August, 2016, before me personally appeared Joshua T. Stein, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Benjamin Stein, acknowledged that such person executed the same as the free act and deed of Benjamin Stein.

Notary Public

My commission expires: 5-8-17

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 280,000.00.

Affiant

Sworn and subscribed before me on this the 10th day of August, 2016.

Notary Public

My Commission Expires: 11/6/17

LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NEW OWNER:
Megan E. Gianneschi
1408 Lischey Avenue
Nashville, TN 37207

RESPONSIBLE FOR TAX PAYMENT:
Tenn Loan, Inc.
2209 Crestmoor Road
Ste. 110
Nashville, TN 37215

TAX MAP-PARCEL #:
071-11-0-269.00