THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $208,000.00 Affiant Subscribed and sworn to before me, this 12th day of August, 2016. Notary Public My Commission Expires: 12/6/16

MEREDITH DURHAM MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-06-2016

BILL GARRETT, Davidson County
Trans:T20160070245 DEEDWARR
Recvd: 08/12/16 15:16 2 pgs
Fees:13.00 Taxes:769.60
20160812-0084373

WARRANTY DEED

Address New Owner: Ryan Dankowski 2019 C Beech Avenue Nashville, TN 37204	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 105-10-0B-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUBY ANN ACOSTA AND HUSBAND JOANNIS M. KAVOUKLIS,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **RYAN DANKOWSKI, SINGLE MAN,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 in Waverly Place, a Private Element Horizontal Property Regimes, located on Beech Avenue and Benton Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Waverly Place Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20040429-0048517, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place Townhomes, a Private Element Horizontal Property Regimes, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing as Instrument No. 20040429-0048517, and By-Laws appended thereto, said Register's office are incorporation in this Deed by reference and made apart hereof the same as though copied herein.

Being the same property conveyed to RUBY ANN ACOSTA AND HUSBAND, JOANNIS M. KAVOUKLIS, by deed from KAREN A. HICKS, UNMARRIED, of record as Instrument No. 20070105-0002072, dated January 3, 2007, said Register's Office.

This is improved property commonly known as: **2019 C Beech Avenue, Nashville, TN 37204.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 day of August, 2016.

Ruby Ann Acosta by [signature] her attorney-in-fact
RUBY ANN ACOSTA
By: Stuart M. Slutsky, Attorney-in-Fact

Joannis M. Kavouklis by [signature] her attorney-in-fact
JOANNIS M. KAVOUKLIS
By: Stuart M. Slutsky, Attorney-in-Fact

STATE OF FLORIDA)
COUNTY OF Broward)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STUART M. SLUTSKY**, as Attorney-in-Fact for **RUBY ANN ACOSTA**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **RUBY ANN ACOSTA**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of August, 2016.

HEATHER REECE
Notary Public - State of Florida
Commission # FF 198988
My Comm. Expires Apr 4, 2019
Bonded through National Notary Assn.

[signature]
Notary Public
My commission expires: _____

STATE OF FLORIDA)
COUNTY OF Broward)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STUART M. SLUTSKY**, as Attorney-in-Fact for **JOANNIS M. KAVOUKLIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **JOANNIS M. KAVOUKLIS**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of August, 2016.

HEATHER REECE
Notary Public - State of Florida
Commission # FF 198988
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