Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $184,900.00.

Sasha Knowles
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th day of August, 2016.

Katelyn Taylor
NOTARY PUBLIC

My commission expires: 11/17/19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20160070748 DEEDWARR
Recvd: 08/15/16 15:19 2 pgs
Fees: 13.00 Taxes: 684.13
20160815-0084990

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Victor Gian and Andrea Gian	New Owner	13613006900
(NAME)	(NAME)	
200 Sailboat Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Cheryl A. Akridge, Trustee of the Charlene Stone Revocable Living Trust, dated June 30, 2011,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Victor Gian and Andrea Gian, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 551 on the Plan of Edge-O-Lake Estates, Section 13, of record in Book 4175, Page 33, Register's Office for said County.

Said Lot No. 551 fronts 82.54 feet ont he easterly margin of Sailboat Drive and extends back 119.8 feet on the northerly line and 154.4 feet on the southerly line to a twice broken line in the rear, measuring 146.76 feet thereon.

Being the same property conveyed to Cheryl A. Akridge, Trustee of the Charlene Stone Revocable Living Trust, dated June 30, 2011 by deed from Charles W. Stone, surviving spouse of Harry F. Stone, of record in Instrument No. 20110825-0065789, said Register's Office.

This property is __unimproved _X_improved property known as: 200 Sailboat Drive, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and

private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of August, 2016.

Charlene Stone Revocable Living Trust

BY: Cheryl A. Akridge, Trustee
Cheryl A. Akridge, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl A. Akridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of the Charlene Stone Revocable Living Trust, dated June 30, 2011, and in his capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 12th day of August, 2016.

Tammy Duncan
Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122