WARRANTY DEED

STEVEN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

R-VRES-16-500-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $504,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7.3.17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peter Shurkin and Janet W. Shurkin	SUNTRUST MORTGAGE INC.	
(NAME)	(NAME)	**083-06-0-376.00**
500 N 18th Street	1001 SEMMES AVE, RVW 5093	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	RICHMOND, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL SORNAT AND KRISTYN SORNAT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PETER SHURKIN AND JANET W. SHURKIN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of W. L. Horn's Spout Spring Addition of record in Plat Book 57, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at the Northwest corner of McEwen Avenue and North 18th Street, formerly Roy Street; thence with the Westerly margin of North 18th Street, Northwardly 56 feet to Katie May Ormes' Southeast corner; thence with her Southerly line Westwardly 159 feet; thence Southwardly 56 feet to the Northerly margin of McEwen Avenue; thence with said avenue Eastwardly 159 feet to the beginning.

Being the same property conveyed to Michael Sornat and Kristyn Sornat, husband and wife by Warranty deed from Gary Goetzman, married of record in Instrument No. 20150121-0005984 Register's Office for Davidson County, Tennessee, dated January 07, 2015 and recorded on January 21, 2015.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 57, Page 106, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **500 N 18th Street, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160078005 DEEDWARR
Recvd: 09/06/16 15:29 2 pgs
Fees:13.00 Taxes:1866.65
20160906-0093577

Witness my/our hand(s) this the 1st DAY OF SEPTEMBER, 2016.

Michael Sornat by John Gleaves as Attorney in Fact

Kristyn Sornat by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL SORNAT AND KRISTYN SORNAT, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL SORNAT AND KRISTYN SORNAT.

Witness my hand and official seal, this the 1st of September, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212