BILL GARRETT, Davidson County
Trans:T20160090075 DEEDWARR
Recvd: 10/12/16 14:34 2 pgs
Fees:13.00 Taxes:832.50
20161012-0107998

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi)
From information furnished by the parties without benefit of title examination
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Foster 30 Twin Oaks Drive Nashville, TN 37211	SAME

TAX MAP-PARCEL NUMBERS: 133 04 0A 022.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $225,000.00 cash in hand paid by the hereinafter named Grantee, the undersigned **Gianikas Contractors, Inc.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **David Foster and wife, Joanne Foster,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Twin Oaks Subdivision Section 2, Phase 2, of record in Doc. No. 20021206-0150674, Register's Office for said County, to which Plan reference is made for a complete description.

Being part of the same property conveyed to George Gianikas General Contractors, a Tennessee corporation by Warranty Deed from Glen Associates, a Tennessee joint venture, of record in Book 11614, page 552, Register's Office for Davidson County, Tennessee. By Scrivener's Affidavit of record in Doc. No. 20120530-0046691, said Register's Office, the name of the grantee was corrected to read Gianikas General Contractors. Gianikas General Contractors is actually known as Gianikas Contractors, Inc.

Description Reference: The description is as set forth on the subdivision plan of record.

This is improved property known as: 30 Twin Oaks Drive, Nashville, Tennessee, 37211.

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF on October 12th, 2016.

Gianikas Contractors, Inc.

By:_____
John Gianikas, Vice-President

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **John Gianikas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Vice-President of Gianikas Contractors, Inc., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal on October 12th, 2016.

_____
Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ 225,000.00

_____
Affiant

Sworn and subscribed before me on October 12th, 2016.

_____
Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019