WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160090716 DEEDWARR
Recvd: 10/14/16 09:52 2 pgs
Fees:13.00 Taxes:1106.30
20161014-0108764

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of October, 2016

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/12/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
James Pierce	new owner	105 09 0 266.00
(NAME)	(NAME)	
1027 Wade Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Nine Thousand And No/100 Dollars ($299,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Greg Andricopulos, a single man, and Tammy Brody, a single woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Pierce, a single man**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the West ½ of Lot No. 21 on the plan of A.V. Jones Subdivision of Jones and Dudley's Addition, of record in Book 57, page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said Lot fronts 40.95 feet on the South side of Wallace Street or Avenue and runs back between parallel lines, along the Easterly margin of 11th Avenue South, 150 feet to an alley.

Being the same property conveyed to Nick Dorroll by Special Warranty Deed from DLJ Mortgage Capital, Inc. dated June 30, 2011 and recorded July 20, 2011 as Instrument No. 20110720-0055598, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aimee Dorroll by Quitclaim Deed from Nick Dorroll dated December 30, 2011 and recorded January 3, 2012 as Instrument No. 20120103-0000323, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-166178SSO

Further being the same property conveyed to Greg Andricopulos, a single man, and Tammy Brody, a single woman, as joint tenants in common with right of survivorship by Warranty Deed from Aimee Dorroll, married dated January 12, 2016 and recorded January 15, 2016 as Instrument No. 20160115-0004449, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1027 Wade Ave, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; 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 Grantees, 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.

Witness our hands this 4 day of October, 2016

Greg Andricopulos by [signature] Attorney in Fact
Greg Andricopulos by Hillary Monroe Smith, Attorney in Fact

Tammy Brody by [signature] Attorney in Fact
Tammy Brody by Hillary Monroe Smith, Attorney in Fact

STATE OF TENNESSE

COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Hillary Monroe Smith, known to me or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Greg Andricopulos and Tammy Brody, and who acknowledges that she has executed the same as the free act and deed of the said Greg Andricopulos and Tammy Brody, by virtue of Limited Durable Powers of Attorney. Witness my hand and official seal, this the 4th of October, 2016.

Cynthia Marlo Beazley
Notary Public

My Commission Expires:

(SEAL)

CYNTHIA MARLO BEAZLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-166178SSO