WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170005167 DEEDWARR
Recvd: 01/19/17 09:38 2 pgs
Fees:13.00 Taxes:148.00
20170119-0005794

P-JH-16-207-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS $40,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Josh Hellmer	Andrew Pilkinton	
(NAME)	(NAME)	**105-03-0-090.00**
207 Mildred Shute Ave.	2174 Carson St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37211	
(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, **SYLVIA KARNOWSKY,** unmarried, **AND MICHAEL SCOTT SEFSIK,** unmarried, **AND CARRIE LINN,** unmarried, **AND STEPHEN MARK SEFSIK,** married, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSH HELLMER, MARRIED, AND ANDREW PILKINTON, MARRIED,** 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 part of Lot No. 5 in the Partition of the Estate of Phillip Mallory, deceased, as per plan of record in Book F, Page 324, County Court of Davidson County, Tennessee, and being more particularly described as follows; Beginning in the southern margin of Mallory Street at the intersection with the eastern margin of an alley, between South Market and South College Streets; thence easterly with Mallory Street 47 feet to a point, and thence southerly 50 1/2 feet to a point, thence westerly 40 feet and 6 inches to an alley; thence with said alley 60 feet to the beginning, on Mallory Street. The lot herein conveyed being off of the rear of Lot No. 5, which fronts on Market Street or Second Avenue South. For title see Book 296, page 12, of the Register's Office for said County.

Being the same property conveyed to Ike Karnowsky by Warranty deed from H.L. Fox and wife, Bettie Fox of record in Book 530, page 103, Register's Office for Davidson County, Tennessee, dated February 19, 1919 and recorded on March 21, 1919. The said Ike Karnowsky having since died testate in 1953, Docket No. 33515, Probate Court Davidson County, Tennessee, leaving said property to Charles Karnowsky. The said Charles Karnowsky having since died testate in 1975, Docket No. 62331, Probate Court Davidson County, Tennessee, leaving his wife Ruby Karnowsky a life estate and the remainder to Sylvia Karnowsky and Sallye K. Sefsik in equal shares. The said Ruby Karnowsky having since died on August 16, 1978, Docket No. 66186, Probate Court Davidson County, Tennessee. The said Sallye Karnowsky Sefsik having since died, Docket No. 04P-44, Davidson County Circuit Court, Probate Division, leaving said property to Stephen Mark Sefsik, Michael Scott Sefsik, and Carrie Linn.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence

This conveyance is subject to:

- All matters shown on Plan of record in Plat Book F, Page 324;
- All matters shown on Plan of record in Plat Book 2, Page 182, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **207 Mildred Shute Ave., Nashville, Tennessee 37210**.

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.

Witness my/our hand(s) this the 9th DAY OF JANUARY, 2017.

Sylvia Karnowsky by Mark Sefsik, Attorney-In-Fact

Michael Scott Sefsik

Carrie Linn

Stephen Mark Sefsik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK SEFSIK, 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 SYLVIA KARNOWSKY, and who acknowledged he/she/they executed the same as the free act and deed of the said SYLVIA KARNOWSKY.

Witness my hand and official seal, this the 9th of January, 2017.

Notary Public
My Commission Expires: 3-3-2020
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL SCOTT SEFSIK, CARRIE LINN, AND STEPHEN MARK SEFSIK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of January, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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