WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170017453 DEEDWARR
Recvd: 02/28/17 15:30 2 pgs
Fees:13.00 Taxes:1701.63
20170228-0019956

R-VRES-17-01710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Steven Monroe McGinigle	NEW OWNER	
(NAME)	(NAME)	**094-02-0-045.00**
1710 Shelby Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **JOSEPH KATSAROS, MARRIED AND BEATRIZ ELIZABETH KATSAROS AND GEORGE JOSEPH KATSAROS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN MONROE MCGINIGLE,** 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. 31 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Katsaros, a married man and Beatriz Elizabeth Katsaros and George Joseph Katsaros, wife and husband by Warranty deed from Scott C. Watkins and Beth K. Watkins, husband and wife of record in Instrument No. 20140311-0020396 and Scrivener's Affidavit recorded in Instrument No. 20140324-0023810 Register's Office for Davidson County, Tennessee, dated March 10, 2014 and recorded on March 11, 2014. Lana Katsaros, spouse of Joseph Katsaros joins in the conveyance of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 130, 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: **1710 Shelby Avenue, 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.

Witness my/our hand(s) this the 24th DAY OF FEBRUARY, 2017.

Joseph Katsaros by John Gleaves,
Attorney in Fact

Lana Katsaros by John Gleaves,
Attorney in Fact

Beatriz Elizabeth Katsaros by John Gleaves,
Attorney in Fact

George Joseph Katsaros by John Gleaves,
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 JOSEPH KATSAROS AND LANA KATSAROS AND BEATRIZ ELIZABETH KATSAROS AND GEORGE JOSEPH KATSAROS, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH KATSAROS AND BEATRIZ ELIZABETH KATSAROS AND GEORGE JOSEPH KATSAROS.

Witness my hand and official seal, this the 24th of February, 2017.

Notary Public
My Commission Expires: 3/16/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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