This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3237**

BILL GARRETT, Davidson County
Trans:T20170063021 DEEDWARR
Recvd: 07/24/17 09:32 2 pgs
Fees:13.00 Taxes:4440.00
20170724-0074343

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Andrew C. Shillinglaw and wife, Rebecca R. Shillinglaw,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Ingrid Perdikis and husband, Galen Perdikis**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 76 and the southerly half of Lot No. 77 on the Map of the Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 and the southerly half of Lot No. 77 front together 126.5 feet on the westerly side of Westover Drive and run back on the northerly line 210 feet to the easterly line of Lot No. 101 and measures 83 feet on said line, Lot No. 76 bounded on the south by Blackburn Avenue.

Being the same property conveyed to Andrew C. Shillinglaw and wife, Rebecca R. Shillinglaw by Warranty Deed from R. Dent Shillinglaw and Sunny S. Adair, dated 03/31/2010 and filed for record on 03/31/2010 in Instrument Number 20100331-0023950, Register's Office for Davidson County, Tennessee.

This is improved property also known as 103 Westover Drive, Nashville, Tennessee, 37205.

Tax Parcel Identification Number: 13002008800

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 20th day of July, 2017.

Andrew C. Shillinglaw -Grantor

Rebecca R. Shillinglaw -Grantor

STATE OF TENESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew C. Shillinglaw and Rebecca R. Shillinglaw, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20th day of July, 2017.

(SEAL)

NOTARY PUBLIC
My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$1,200,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 20 day of July, 2017.

Affiant

NOTARY PUBLIC
My commission expires: _____

Grantee(s) Name, Address:	Send Tax Statement To:
Ingrid Perdikis and Galen Perdikis	new owners
103 Westover Drive	
Nashville, TN 37205	