WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170078674 DEEDWARR
Recvd: 09/08/17 10:19 2 pgs
Fees: 13.00 Taxes: 3015.50
20170908-0092380

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF September, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George I. Flatau and Lara A. Flatau	new owners	
(NAME)	(NAME)	103-08-0-296.00
4015 Colorado Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARK BILEZIKJIAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE I. FLATAU AND LARA A. FLATAU, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 1 on the Plan of ReSubdivision of Lot 20 of the Plan of West End Annex 2 Lot Minor Plat of record in Plat at Instrument No. 20110526-0040475, 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 Mark A. Bilezikjian and Anna K. Talaga, tenants in common with rights of survivorship, by Warranty deed from Meredith D. McGaw, unmarried, of record in Instrument No. 20150818-0082911, Register's Office for Davidson County, Tennessee, dated Augusts 1, 2015. Anna Katarzyna Talaga conveyed her interest in said property to Mark Bilezikijian by Quitclaim Deed of record in Instrument No. 20160728-0077604, Register's Office for Davidson County, Tennessee, dated July 25, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4015 Colorado Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RTRES-17-4015

Witness my hand this 1st day of September, 2017

Mark Bilezikjian by
Kevin D. Montgomery, attorney in fact

MARK BILEZIKJIAN

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of September, 2017, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Mark Bilezikjian and acknowledged that he executed the same as the free act and deed of Mark Bilezikjian.

Witness my hand and official seal at Nashville, Tennessee this 1st day of September, 2017.

Commission expires:
May 8, 2018

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 8, 2018

Kathy Snider
Notary Public