**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Bill Garrett Davidson County
Batch# 2823 **DEEDWARR**
09/21/2017 08:58:08 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20170921-0096670

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **560,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jody Allan Junia | Jody Allan Junia | MAP 104-15-0 |
| 2601 Sunset Place | 1016 Glendale Lane | PARCEL 108.00 |
| Nashville, TN 37212-4815 | Nashville, TN 37215 | |
| (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, WE, **Benjamin Wells Lassiter and Anna Grace Lassiter, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jody Allan Junia, married man**

HEREINAFTER CALLED THE GRANTEE, HIS 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 the Easterly one-half of Lot No. 21 on the Map of Sunset Park, of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point on the Southerly side of Sunset Place, said point being 650 feet, more or less, from the corner of Natchez Trace and Sunset Place, said lot fronts 50 feet on the Southerly side of Sunset Place and runs back between parallel lines 160.5 feet to a line in the rear which measures 50 feet thereon.

Being the same property conveyed to Benjamin Wells Lassiter and Anna Grace Lassiter, husband and wife by Warranty Deed from Gail Goodwin and spouse, Darryl Slattengren of record in Instrument No. 20130712-0072451, Register's Office for Davidson County, Tennessee, dated July 08, 2013 and recorded on July 12, 2013..

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2601 Sunset Place, Nashville, TN 37212-4815.**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 the 19th day of September, 2017.

Benjamin Wells Lassiter by Theo Antoniadis, Attorney-in-Fact

Benjamin Wells Lassiter by Theo Antoniadis, Attorney-in-Fact

Anna Grace Lassiter by Theo Antoniadis, 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, the within named **Theo Antoniadis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Benjamin Wells Lassiter and Anna Grace Lassiter**, as their Attorney in Fact, as the free act and deed of the within named **Benjamin Wells Lassiter and Anna Grace Lassiter**.

Witness my hand and official seal this the 19th day of September, 2017.

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN