WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/6/20

(AFFIX SEAL)

Y-FM-17-525

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)
Michael Bryan Krabousanos	same as above	
(NAME) **525 Hamilton Ave**	(NAME)	105-07-0-262.00
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **MICHAEL W. KRABOUSANOS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL BRYAN KRABOUSANOS, UNMARRIED,** 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 Block No. 3 on the map of Hamilton's Subdivision, of record in Minute Book 1, Page 97, Register's Office for Davidson County, Tennessee, being the westerly 50 feet of Lot No.14 on the unrecorded subdivision of said Block No. 3, described as follows:

Beginning at the Southeast corner of Hamilton Avenue and Pillow Street; thence with the Southerly margin of Hamilton Avenue Eastwardly 50 feet; thence at right angles Southwardly 167 1/2 feet to the Northerly margin of an alley; thence with said alley Westwardly 50 feet to the Easterly margin of Pillow Street; thence with said street Northwardly to the beginning and a portion of Alley #1806, closed by Council Bill #083-1355, approved August 18, 1983.

Being the same property conveyed to Michael Krabousanos by Warranty deed from William H. Smallman of record in Instrument No. 20111130-0092931 Register's Office for Davidson County, Tennessee, dated November 22, 2011 and recorded on November 30, 2011. Said property is not and has never been the primary marital residence for the within named Grantor.

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 1, Page 97, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20120814-0072369 in the 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: **525 Hamilton Ave, Nashville, Tennessee 37203**.

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.

Bill Garrett Davidson County
Batch# 21135 **DEEDWARR**
11/02/2017 10:22:00 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20171102-0112459

Witness my/our hand(s) this the 31st DAY OF OCTOBER, 2017.

Michael W. Krabousanos

Michael W. Krabousanos



STATE OF TENNESSEE

COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL W. KRABOUSANOS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31 of October, 2017.

Sandra Elmore

Notary Public
My Commission Expires: 8-5-2020
(SEAL)

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