File Box 8

Bill Garrett Davidson County
Batch# 38945 DEEDWARR
12/18/2017 03:18:28 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20171218-0128850

NEW OWNER:

Oliver Davis
Tara Davis
1917 Lone Oak Circle
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

First Bank
318 Seaboard Lane Suite 205
Franklin, TN. 37067

FILE NO: 17-0736 FR

Parcel 131-07-0-179.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Ninety Thousand and 00/100 Dollars ($690,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ATHANASSIOS PAPAIOANU and wife, LISA E. THRALL** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **OLIVER DAVIS AND TARA DAVIS** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1-A on the Plan of Resubdivision of Lot No. 1 of Section 4, Seven Hills of record in Plat Book 6050, Page 593, 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 Athanassios Papaioanu and wife, Lisa E. Thrall by Warranty Deed from Dusan Teodorovic and wife, Djordjeta Teodorovic of record in Instrument No. 20020430-0052742 Register's Office for Davidson County, Tennessee, dated April 19, 2002 and recorded on April 30, 2002.

Being improved property also known as 1917 Lone Oak Circle Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 14th day of **December, 2017**.

ATHANASSIOS PAPAIOANU

LISA E. THRALL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ATHANASSIOS PAPAIOANU AND LISA E. THRALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of **December, 2017**.

NOTARY PUBLIC

My commission expires: 01.07.2020

TAMMY A. NOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **690,000.00** .

AFFIANT

Sworn to and subscribed to before me this 15 day of **December, 2017**.

NOTARY PUBLIC

My commission expires: CHRISTY W. IVEY STATE OF ~~TENNESSEE~~ NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019