Box #14 G 30401.3

Bill Garrett Davidson County
Batch# 49111 DEEDWARR
01/19/2018 09:35:05 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20180119-0005646

RECORD AND RETURN TO:
ATTORNEYS TITLE COMPANY, INC.
2927 BERRY HILL DRIVE
NASHVILLE, TN 37204

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Marc Adesso
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January 2018.

NOTARY PUBLIC

My commission expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc Adesso 415 Church Street, Apt. 2004 Nashville, TN 37219	F&M Bank 50 Franklin Street Clarksville, TN 37040	093 06 1J 156.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Five Thousand and 00/100 Dollars ($305,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN LAZAROFF AND WIFE, DORIE KONNO**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MARC ADESSO, UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain Condominium apartment known as Unit 2004 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, further amended in Instrument No. 20070711-0082578, 20100616-0046702 and 20111006-0077592, and in Instrument No. 20120802-0086536, in Instrument No. 20140128-0007721 and Affidavit of Scrivener's Error in Instrument No. 20140530-0046816, and further amended in Instrument No. 20171002-0100849, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to John Lazaroff, by Warranty Deed from Curtis M. Groves and wife, Faith J. Groves, dated 7/3/2013, recorded 7/18/2013, of record in Instrument No. 20130718-0074444, in the Register's Office for Davidson County, Tennessee. John Lazaroff is now married to Dorie Konno. The said Dorie Konno hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

The address of the herein described property is believed to be 415 Church Street, Apt. 2004, Nashville, TN 37219, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of January, 2018.

JOHN LAZAROFF

DORIE KONNO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John Lazaroff and wife, Dorie Konno, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of January, 2018.

Notary Public

Printed Notary Name

My commission expires: _____

See Attached

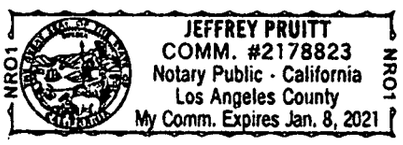
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On Jan 16 2018, before me, Jeffrey Pruitt, Notary Public,
personally appeared John Lazaroff and Dorie Kane
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE _____