ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	{MAP-PARCEL NOS}
{Alexander Darsinos	{New Owner	}13103004600 }
{P.O. Box 148372	{	}
{Nashville, TN 37214	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law,
{109 Kenner Avenue, Suite 201, Nashville, TN 37205

Bill Garrett Davidson County
Batch# 122068 DEEDWARR
07/30/2018 08:56:37 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20180730-0073751

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Mary Keyes Watson, a married person and Laura Keyes Zika, a married person (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Alexander Darsinos, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot Number 1 as established by Re-Subdivision of Lot Number 5 and Reserved Strip Lone Oak Place, of record in Plat Book 5800, Page 190, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to said plat for a more comprehensive legal description.

Being a portion of the property conveyed to Mary Keyes Watson and Laura Keyes Zika by Executrix's Quitclaim Deed from Betty Sueko Evans, Executrix, of record in Instrument No. 20180404-0031706, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 4211 Lone Oak Road, Nashville, Tennessee 37215.

This conveyance is subject to the following:

1. Taxes for the year 2018 for Davidson County, Tennessee.
2. To all matters as disclosed on plat of record in Book 5800, page 190, said Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer Easement of record in Book 4113, page 562, Register's Office for Davidson County, Tennessee.
4. Agreement to maintain of record in Book 6017, page 716, said Register's Office for Davidson County, Tennessee.
5. Joint Driveway Easement of record in Book 59873, page 734, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $400,000.00.
(
(Subscribed and sworn to before me
(this 27th day of July, 2018.
(
((My Commission Expires: May 3 2021

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hands this 6th day of July, 2018.

Mary Keyes Watson

Mary Keyes Watson

Laura Keyes Zika

Laura Keyes Zika

STATE OF Alabama
COUNTY OF Jefferson

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mary Keyes Watson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 6th day of July, 2018.

Georgina Squires

Notary Public

My Commission Expires

GEORGINA SQUIRES
My Commission Expires
December 19, 2018

STATE OF Tennessee
COUNTY OF Anderson

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Laura Keyes Zika with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 9th day of July, 2018.

Teresa Adcock

Notary Public

My Commission Expires Sept 19, 2018.

TERESA ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY