WARRANTY DEED

Bill Garrett Davidson County
Batch# 126152 DEEDWARR
08/07/2018 02:42:41 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20180807-0077695

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

A-JH-18-1509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Anchored Development, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	
440 E Iris Drive		**081-15-0-105.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **SYLVIA KARNOWSKY AND CARRIE LINN AND AND MICHAEL SCOTT SEFSIK AND STEPHEN MARK SEFSIK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANCHORED DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 24 & 25 on the Plan of S.A. Champions Subdivision of Lots Nos. 85 to 168 and Lots Nos. 169 to 228 and Lots Nos. 235 to 252 inclusive in Harding Plan of record in Plat Book 21, Page 80 and Plat Book 161, page 132, in the Register's Office for Davidson County, Tennessee. Said lots front 50 feet each on the west side of Estrella Street, and extend back westwardly between parallel lines, 154.7 feet to an alley.

Being the same property conveyed to Ike Karnosky by deed from Louise Maddin Brown Earle & Husband, J. Baylis Earle of record in Book 675, page 40, Register's Office for Davidson County, Tennessee, dated April 7, 1925 and recorded on April 27, 1925.

The said Ike Karnowsky having since died testate in 1953, Docket No. 33515, Probate Court Davidson County, Tennessee, leaving said property to Charles Karnowsky. The said Charles Karnowsky having since died testate in 1975, Docket No. 62331, Probate Court Davidson County, Tennessee, leaving his wife Ruby Karnowsky a life estate and the remainder to Sylvia Karnowsky and Sallye K. Sefsik in equal shares. The said Ruby Karnowsky having since died on August 16, 1978, Docket No. 66186, Probate Court Davidson County, Tennessee. The said Sallye Karnowsky Sefsik having since died, Docket No. 04P-44, Davidson County Circuit Court, Probate Division, leaving said property to Stephen Mark Sefsik, Michael Scott Sefsik, and Carrie Linn.

Stephen Mark Sefsik and Mark Sefsik are one in the same.

****For the purpose of this conveyance the subject property was not the Grantors primary residence.**

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 80 and Plat Book 161, page 132, 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: **1509 21st Ave N, Nashville, Tennessee 37208**.

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.

Witness my/our hand(s) this the 3rd DAY OF AUGUST, 2018.

Sylvia Karnowsky by Mark Sefsik as Attorney-in-Fact ATTORNEY IN FACT

Carrie Linn

Michael Scott Sefsik

Stephen Mark Sefsik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN MARK SEFSIK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SYLVIA KARNOWSKY, and who acknowledged he/she/they executed the same as the free act and deed of the said SYLVIA KARNOWSKY. Durable Power of Attorney of record in the Register's Office of Davidson County, TN instrument number 20170110-0005793.

Witness my hand and official seal, this the 3rd of August, 2018.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARRIE LINN, 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 3rd of August, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL SCOTT SEFSIK AND STEPHEN MARK SEFSIK, the within named bargainors, 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 official seal, this the 3rd of August, 2018.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

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