THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118388

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00.

Affiant

Subscribed and sworn to before me, this5th day of December, 2018.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Y Johnson Davidson County
Batch# 174103 DEEDWARR
12/14/2018 10:10:06 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20181214-0121680

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicholas S. Zeppos 113 Mockingbird Road Nashville TN 37205	New Owner	Tax Parcel ID No. 103-12-0-234.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph M. Samfilippo, unmarried, and Richard J. Ash, unmarried, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas S. Zeppos, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 10, in Block "B", as shown on the map entitled Plan of Cherokee Park, of record in Plat Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOSEPH M. SAMFILIPPO and RICHARD J. ASH, AS JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by deed from THOMAS LEE SANDERS, of record in Instrument No. 20070501-0051923, dated April 26, 2007, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 103-12-0-234.00.

Matters shown on the Plan of record in Plat Book 547, pages 169 and 170, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20060622-0074570, said Register's Office.

This is improved property located at 113 Mockingbird Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2018.

Joseph M. Samfilippo

Richard J. Ash

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph M. Samfilippo and Richard J. Ash, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2018.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____