39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 211619 **DEEDWARR**
03/29/2019 10:06:20 AM 2 pgs
Fees: $13.00 Taxes: $1,246.53

20190329-0028468

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: 7-9-22

(AFFIX SEAL)

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alex Petroni	CapStar Bank	091120e00100co (Unit "A")
(NAME)	(NAME)	
4401A Georgia Ave.	2002 Richard Jones Rd #300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Elias Asimakis** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alex Petroni, unmarried man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 4401-A on the Plan of Oakley Townhomes, a Horizontal Property Regime, as recorded as Exhibit "A" to the Master Deed, Conditions, Restrictions and By-Laws of record in Instrument No. 20070809-0095672 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 Elias Asimakis by deed from Austin Brunhoeber and spouse, Lauren A. Brunhoeber of record in Instrument Number 20180122-0006055, said Register's office.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4401A Georgia Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 23rd day of March, 2019.

Elias Asimakis

BEFORE ME

23/3/19

VAIBHAV SUBHASH METHA
NOTARY, GOVT. OF INDIA
PUNE

State of
County of 23 MAR 2019

Personally appeared before me Elias Asimakis, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of March, 2019.

VAIBHAV SUBHASH METHA
ADVOCATE & NOTARY, GOVT. OF INDIA
REGD. NO.11151
AP SUS, TAL- MULSHI, DIST- PUNE-411021.

Notary Public
My Commission Expires: 5/4/2020.
File No.: 13808

NOTED AND REGISTERED AT
SERIAL NUMBER 50/2019

NOTARY
VAIBHAV SUBHASH METHA
PUNE DIST
REGD. NO.
Reg. 11151
Expiry Date
5/4/2020
GOVERNMENT OF INDIA

