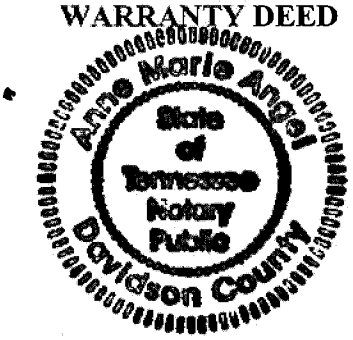
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $757,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lathan E. Settle and Cecile M. Settle	Lathan E. Settle and Cecile M. Settle	131 01 0G 002.00
(NAME)	(NAME)	
100 The Commons Dr.	100 The Commons Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 231538 DEEDWARR
05/17/2019 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,800.90
20190517-0046706

For and in consideration of the sum of Ten and No/100 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, We, **George Anton and Vasiliki Anton, husband and wife and Nick George Anton, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lathan E. Settle and Cecile M. Settle, husband and wife,** 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:

Land in Davidson County, Tennessee: being Lot No. 2 The Commons Subdivision of record in Plat Book 6250 Page 527 as amended in Book 6626 Page 458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George Anton and Vasiliki Anton by Quit Claim Deed from Mark H. Anderson, Trustee dated August 28, 1986 and recorded October 1, 1986 in Book 6996, Page 193, in said Register's Office for Davidson County, Tennessee. *Being re-recorded August 12, 1988 in Book 7626, Page 26, in said Register's Office for Davidson County, Tennessee.*

Being the same property conveyed to Vasiliki Anton by Quit Claim Deed from Mark H. Anderson, Trustee dated March 5, 1990 and recorded April 2, 1990 in Book 8077, Page 837, in said Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Vasiliki Anton, George Anton and Nick George Anton, as tenants in common with rights of survivorship by Quit Claim Deed from Vasiliki Anton dated September 22, 2018 and recorded September 24, 2018 as Instrument No. 201809240094180, in said Register's Office for Davidson County, Tennessee. The herein described real property never served as the primary residence of Grantor, Nick George Anton, or his spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1903974SSO

unimproved ☐

This is improved ☒ property, known as 100 The Commons Dr., Nashville, TN 37215

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 our hands this 16th day of May, 2019.

George Anton by Nick George Anton, as attorney in fact

Vasiliki Anton by Nick Anton, as attorney in fact

Nick George Anton

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Nick George Anton , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the said George Anton and Vasiliki Anton, as Attorney-in-fact pursuant to Durable Powers of Attorney, recorded in the Davidson County Register of Deeds Office, in Instrument Nos. 20181001-0097072 and 20181001-0097071, respectively, and acknowledged that he executed the same as the free act and deed of the said George Anton and Vasiliki Anton, for the purposes therein contained.

Witness my hand and official seal, this the 16th of May, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

File Number: GRN-1903974SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)