Karen Johnson Davidson County
Batch# 338698 DEEDWARR
01/06/2020 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20200106-0001263

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 2019

NOTARY PUBLIC

My Commission Expires: 10/2/23

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Alicen Jean Wright 931 Lemont Dr. Nashville, TN 37216	New Owner	061-03-0-024.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ANDREW J. SARAKAITIS

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ALICEN JEAN WRIGHT, A SINGLE WOMAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 71, as shown on the map entitled Map of Section Two, Gra Mar Acres, of record in Book 2133, page 74, 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 ANDREW J. SARAKAITIS, AN UNMARRIED MAN, by deed from IRA RESOURCES INC., FBO CLIENT ROGER BRUCE MCGAW, IRA, of record in Instrument No. 20150817-0082493, dated August 14, 2015, said Register's Office.

This improved property is known as 931 Lemont Drive, Nashville, TN 37216.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 14 day of October, 2019.

Andrew J. Sarakaitis

State of IL)
County of Cook)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Andrew J. Sarakaitis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of Oct, 2019.

Notary Public

My commission expires: Jun 10-2021

LEE KATZNELSON
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 10, 2021

True Copy Certification

I, **Jennifer L. Pennell**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020