WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $918,000.00.

Affiant

Subscribed and sworn to me on 11/03/20.

NOTARY PUBLIC
My Commission Expires: 1-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 509147 DEEDWARR
11/05/2020 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $3,396.60
20201105-0129626

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Frank and Beata Santora 1621 Graybar Lane Nashville, TN 37215	Frank + Beata Santora 3425 B Trimble Rd Nashville, TN 37215	117 11 0 067.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Laura Lonow and Daniel Joseph Lonow, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Frank and Beata Santora, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the Easterly part of Lot No. 17 on the Map of Glen Echo Subdivision of the Noel Property, not of record, described according to a survey made by William Collier Parrish Associates, March 26, 1957, as follows:

BEGINNING at a point in the Southerly margin of Graybar Lane or Avenue, 850 feet West from the Westerly margin of Belmont Boulevard as measured along the South margin of Graybar Lane or Avenue; thence with the margin of said Lane or Avenue, North 87 degrees 45 minutes West 106 feet to an iron pin; thence South 2 degrees 15 minutes West 170 feet to an iron pin; thence South 5 degrees West 230 feet to an iron pin in the South line of said lot; thence with the South line of same, South 87 degrees 45 minutes East 117 feet to an iron pin which is 850 feet West from the Westerly margin of Belmont Boulevard; thence Northerly parallel to the West margin of said Boulevard, 2 degrees 15 minutes East 400 feet to the point of beginning.

Being the same property conveyed to Laura Christine Campbell, individually, by Quitclaim Deed from Laura Christine Campbell, Administratrix of the Estate of Mary Eleanor Johnston O'Neal, of record in Instrument No. 20030422-0053734, in the Register's Office of Davidson County, Tennessee, dated April 09, 2003 and recorded on April 22, 2003.

The said Laura Christine Campbell has since married and is now known as Laura Lonow.

Daniel Joseph Lonow, spouse of Laura Lonow, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Laura Lonow.

This is improved property known as 1621 Graybar Lane, Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand this 11/03/2020.

Laura Lonow

Laura Lonow

Daniel Joseph Lonow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/03/20, before me personally appeared Laura Lonow and Daniel Joseph Lonow, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 11/03/2020.

Brenda Lewis

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY