WARRANTY DEED

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

JOHN GREGORY HARDEMAN NOTARY Exp. 3/26/05 PUBLIC AT LARGE DAVIDSON COUNTY, TN

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Leah Bowen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

Davidson County DEEDWARR
Recvd: 02/06/03 10:25 2pgs
Fees:13.00 Taxes:1239.50
20030206-0016444

D-0117

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leah Bowen	ABN Amro Mortgage Group, Inc.	117-04-0-029.00
(NAME)	(NAME)	
1509 Beechwood Avenue	P.O. Box 57068	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Irvine, CA 92619-7068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Alexander J. Zhislin, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leah Bowen and husband, Shane Bowen, 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 the east 69 feet Lot No. 91 on the Map of Belmont Land Company's plan of Lots, called Belmont Heights, of record in Book 421, Page 34, Register's Office for said County. Said part of Lot No. 91 fronts 69 feet on the south side of Beechwood Avenue and runs back between parallel line 188 feet to an alley.

Being all of the same property conveyed to Alexander J. Zhislin by Quit Claim deed dated 2/14/02 from Mark Alexander Zhislin of record in Instrument No. 20020219-0020939, Register's Office Davidson County, Tennessee.

Sophia Zhislin joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Alexander J. Zhislin.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1509 Beechwood Avenue, Nashville, TN 37212
(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 hand this 30th day of January, 2003.

Alexander J. Zhislin
Alexander J. Zhislin

Sophia Zhislin
Sophia Zhislin
by Alexander J Zhislin
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alexander J. Zhislin the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of January, 2003.

Commission expires: 11/27/04

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Alexander J. Zhislin, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Sophia Zhislin, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Sophia Zhislin. Witness my hand and Notarial Seal this 30th day of January, 2003.

Notary Public

My Commission Expires: 11/27/04

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212