Return to First Title and Escrow Company, Inc.
Box 9B file number 21330

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/04 12:25 2pgs
Fees:13.00 Taxes:1646.50
20040804-0093534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires November 29, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonis ~~Knapik~~ Hatzopoulos	SunTrust Mortgage, Inc.	Map 144-15
(NAME) 6025 Ashland Drive	(NAME) 201 Fourth Avenue N. 7th Floor	Pracel 38
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, Tennessee 37219	
(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, **STEVEN K. BEVILAQUA AND WIFE, PENNY C. BEVILAQUA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELA W. KNAPIK AND HUSBAND, ANTONIS HATZOPOULOS** 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. 412 on the Plan of Hillsboro Park, Section IV, of record in Book 2331, page 142, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Steven K. Bevilaqua and wife, Penny C. Bevilaqua, by deed from Harold C. LeWitt and wife, Dorothy B. LeWitt, of record in Instrument #20010508-0047451, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2331, page 142, said Register's Office; and (c) restrictive covenants of record in Book 2435, page 237, Book 2596, pages 123, Book 2603, page 440 and Book 3836, page 620, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6025 Ashland Drive, Nashville, TN 37215

(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 our hands this 28th day of July, 2004.

Steven K. Bevilaqua by Penny C. Bevilaqua, Attorney in fact

Penny C. Bevilaqua

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 Penny C. Bevilaqua , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2004.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of July, 2004, before me personally appeared Penny C. Bevilaqua, to me known to be the person who executed the foregoing instrument on behalf of Steven K. Bevilaqua, and who acknowledged that she executed the same as the free act and deed of Steven K. Bevilaqua.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2004.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN