WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 01/13/05 14:20 2 pgs
Fees:12.00 Taxes:0.00

20050113-0005029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
, 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrei Apruda	Wells Fargo Bank, N.A. # 708	155-10-0-A-99
(NAME)	(NAME)	
8472 Indian Hills Drive	11301 Carmel Commons Blvd. Suite # 309	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Charlotte, NC 28226	
(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, Stone Steps Realty, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrei Apruda, A MARRIED PERSON, 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:

Being Lot No 102 on the plan of McCrory Trace Estates, as of record in Plat Book 6900, page 720 to 723, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Stone Steps Realty, Inc., by Warranty Deed from Aubrey Hiam dated July 30, 2004, recorded on August 11, 2004, Instrument No. 200408110096997, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aubrey Hiam by substitute Trustee's Deed from Elizabeth H. Bowling dated June 18, 2004, recorded on July 29, 2004, Instrument No. 200407290090892, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ann Vinise Long DiPasquale by Quitclaim Deed from Joseph DiPasquale dated January 24, 2001 and recorded on February 28, 2001, or record in Instrument No. 20010228-0018554, Register's Office of Davidson County, Tennessee. Originally being the same property conveyed to Joseph DiPasquale and wife, Ann Vinise DiPasquale, by deed of record in Book 9333, page 693, and re-recorded in Book 9417, page 935, Register's Office of Davidson County, Tennessee. The said Joseph DiPasquale and Ann Vinise DiPasquale having since divorced.

unimproved ☒
This is improved ☐ property, known as 8472 Indian Hills Drive, Nashville, TN 37221
(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 November, 2004.

BK/PG:3419/606-607
04055467

DEED
12/02/2004 09:17 AM
BATCH 34288
MTG TAX 0.00
TRN TAX 888.00
REC FEE 10.00
DP FEE 2.00
REG FEE 1.00
TOTAL 901.00

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

Stone Steps Realty, Inc.
Jeff Carnes- Presidant

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 Andrei Apruda, A MARRIED PERSON, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of November, 2004.

Commission expires: June 21, 2008

Leila F. Schmeisser Notary Public

