Davidson County DEEDWARR
Recvd: 06/03/05 08:45 2 pgs
Fees:13.00 Taxes:674.51

20050603-0063046

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Emanouel A. Makrinakis	New Owner	104-02-0-H
124 Acklen Park Drive		GROUP
Nashville, Tennessee 37203		PARCEL 002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* One Hundred Eighty Two Thousand Three Hundred Dollars and Zero Cents ($182,300.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jason Wade Kanipe, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Emanouel A. Makrinakis, and wife Irini Makrinakis hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. 2 on the Plan of West Park Place, a Condominium Development, of record in Book 6900, page 202, Register's Office for Davidson County, Tennessee, together with all right, benefits, responsibilities and a proportionate share in the West Park Place Condominium Homeowners Association, Inc., as set out in the Master Deed and By-Laws of record in Book 7120, page 792, as amended in Book 7276, page 824, said Register's Office.

BEING the same property conveyed to Jason Wade Kanipe, unmarried, by deed dated July 1, 2002, from John Matthew Hardin, unmarried, of record as Instrument No. 20030705-0080727 in the Register's Office for Davidson County, Tennessee.

ELIZABETH KANIPE, spouse of Jason Wade Kanipe, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This Is:

unimproved ☐

improved ☒ property known as 124 Acklen Park Drive, Nashville, TN 37202

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee

that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 27th day of May, 2005.

Elizabeth Kanipe

Jason Wade Kanipe

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Jason Wade Kanipe and Elizabeth Kanipe, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee