# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/07 10:48 2 pg
Fees:13.00 Taxes:841.75

20070418-0046202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TERRI D JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2011

**THIS INSTRUMENT WAS PREPARED BY**
**Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Benjamin J. Stringer** | **Mortgage Investors Group** | **MAP 103-08-O-B** |
| (NAME) | (NAME) | **PARCEL 504.00CO** |
| **504 Sloan Road** | **5200 Maryland Way Suite 202** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Brentwood, TN 37027** | |
| (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, **EMMANUEL BOTZOLAKIS AND WIFE, LIYA BEYDERMAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN J. STRINGER AND WIFE, BLERINA VALIKAJ,** 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 Unit No. 504, Parklane Condominiums, Building E, on the Plan of Parklane Condominiums, Phase II, as further described as Exhibit "B" to the Master Deed, establishing a Horizontal Property Regime of record in Book 7400, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Emmanuel Botzolakis and Liya Beyderman, both unmarried by Quitclaim Deed from John E. Botzolakis of record in Instrument No. 20070412-0043960, Register's Office for Davidson County, Tennessee. Also acquired by document of record as Instrument No. 20030603-0075609, said Register's Office.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the Master Deed of record in Book 7400, page 130, said Register's Office; and (c) Charter of record in Book 7710, page 305 and amended in Book 7895, page 173, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 504 Sloan Road, Nashville, TN 37209
(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 16th day of April, 2007.

Emmanuel Botzolakis

Liya Beyderman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Emmanuel Botzolakis and Liya Beyderman the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of April, 2007.

Commission expires:




Terri D. Jackson

Notary Public