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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of January, 2014.

Notary Public

My commission expires:_____

(Notary Stamp) PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2016

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140001970 DEEDWARR
Recvd: 01/09/14 14:19 2 pgs
Fees:13.00 Taxes:869.50
20140109-0002475

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Peter T. Fritz	**New Owner**	**Map\Parcel: 104020H00200CO**
124 Acklen Park Drive		
Nashville, TN 37203		

FOR AND IN 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 ACKNOWLEDGE, WE,

Emanuoel A. Makrinakis By His Attorney In Fact, Keith H. Solomon, unmarried and Daniel Dorset and Petroula Dorset, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter T. Fritz, unmarried

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. 2 on the Plan of West Park Place Condominium of record in Plat Book 6900, Page 202, together with all Rights, 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 and amended in Book 7276, page 824, in the Register's Office for Davidson County, Tennessee,

Being the same property conveyed to Emanuoel A. Makrinakis By His Attorney In Fact, Keith H. Solomon and wife, Irini Makrinakis, from Jason Wade Kanipe, married of record in Instrument No. 20050603-0063046, dated 5/27/2005 and recorded on 6/3/2005 and further a one-half undivided interest unto Daniel Dorset by His Attorney In Fact, Keith H. Solomon and wife, Petroula Dorset by Her Attorney In Fact, Keith H. Solomon by Deed of record in Instrument No. 20050928-0116172, Register's Office for Davidson County, Tennessee, dated 8/24/2005 and recorded 9/28/2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved **(X)** unimproved ( ) property known as 124 Acklen Park Drive Nashville, TN 37203.

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 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/our hand(s) this 6th day of January, 2014.

Emanuoel A. Makrinakis by His Attorney In Fact, Keith H. Solomon

Daniel Dorset by His Attorney In Fact, Keith H. Solomon

Petroula Dorset by Her Attorney In Fact, Keith H. Solomon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith H. Solomon** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf **of Emanuoel A. Makrinakis** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Emanuoel A. Makrinakis,** and is authorized by him to execute this instrument on his behalf.

This the 6th day of January, 2014.

Notary Public My Commission Expires: 12/11/16

MICHELLE S GLASS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires December 11, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith H. Solomon** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf **of Daniel Dorset** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Daniel Dorset,** and is authorized by him to execute this instrument on his behalf.

This the 6th day of January, 2014.

Notary Public My Commission Expires: 12/11/16

MICHELLE S GLASS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires December 11, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith H. Solomon** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf **of Petroula Dorset** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Petroula Dorset,** and is authorized by him to execute this instrument on her behalf.

This the 6th day of January, 2014.

Notary Public My Commission Expires: 12/11/16

MICHELLE S GLASS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My C... December 11, 2016

File #: **413070MG**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027