File No. 131175

WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF FEBRUARY, 2014.

Rebecca Campbell
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thanassis Trikas	Thanassis Trikas	172-12-0A-170.00
(NAME)	(NAME)	
517 Bradford Hills Place	1266 Foothill St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Redwood City, CA 94061	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Jewayne Thomas, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thanassis Trikas and wife, Kalliope Trikas, 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. 107 on the Plan of Bradford Hills, Section Sixteen, of record in Plat Book 7900, Page 908, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to JeWayne Thomas, unmarried, by Warranty Deed from Todd D. Graddy and wife, Melinda J. Graddy, dated 10/10/06 and recorded 10/11/169 in Instrument No. 20061011-0126293, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 517 Bradford Hills Place, Nashville, TN 37211

(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.

BILL GARRETT, Davidson County
Trans:T20140015438 DEEDWARR
Recvd: 03/06/14 11:53 2 pgs
Fees:13.00 Taxes:740.00
20140306-0018935

File No. 131175
Witness my hand this 27 day of February, 2014.

Jewayne Thomas

STATE OF Illinois
COUNTY OF DuPage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jewayne Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of February, 2014.

Commission expires: Jan. 12, 2017

Notary Public

OFFICIAL SEAL
LOLETA CONNOR
Notary Public - State of Illinois
My Commission Expires Jan 12, 2017