Davidson County DEEDWARR
Recvd: 08/18/14 15:24 3 pgs
Fees:18.00 Taxes:801.05
20140818-0074892

WARRANTY DEED

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $216,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF AUGUST, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-6-16

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6421 TRIKAS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Thanassis Trikas and Kalliope Trikas	Provident Funding	172120B06100CO
1266 Foothill Street	851 Traeger Ave #100	
Redwood City CA 94061	San Bruno CA 94066	

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,

MICHAEL P. OCHS AND WIFE, NICOLE P. OCHS

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

THANASSIS TRIKAS AND KALLIOPE TRIKAS, HUSBAND AND WIFE

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 155, SECTION FIVE, BRADFORD HILLS, as shown on plat of record in Plat Book 7900, Pages 287 and 288, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael P. Ochs and wife, Nicole P. Ochs by Deed from Claridge Builders, Inc., recorded on the 15th day of November, 1991 in Deed Book 8486, Page 595, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE, BRADFORD HILLS, as recorded in Plat Book 7900, Page(s) 6, Plat Book 7900, Pages 287 and 288, Plat Book 6200, Page 903 and Surveyor's Certificate of Correction recorded in Book 8125, Page 175, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d.Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 8069, Page 170 and Book 8372, Page 901 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 8071, Page 531.

f. Charter of Bradford Hills Homeowners' Association, Inc. recorded in Book 8071, Page 520.

g. Easement for Clearance Permit, recorded in Book 1113, Page 606.

h. Deed of Conveyance recorded in Book 8377, Page 764, Book 8377, Page 769, Book 8377, Page 808 and Book 8377, Page 972.

i. Conveyance of common area in favor of Bradford Hills Homeowners' Association, Inc. recorded in Book 8154, Page 304.

j. Matters as set out in Warranty Deed recorded in Book 7964, Page 770.

k. Encroachment as disclosed by the Davidson County Tax Assessors Map.

This is improved property known as 2316 Peak Hill Cove, Nashville, TN 37211

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 in 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 hand on the 11th day of August, 2014.

Michael P. Ochs by Nicole P. Ochs Attorney in Fact

Michael P. Ochs

By: Nicole P. Ochs, Attorney-In-Fact

Nicole P. Ochs

Nicole P. Ochs

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Nicole P. Ochs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Michael P. Ochs for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Michael P. Ochs.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of August, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6421 TRIKAS

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

