6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

Mark Pizzulo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY. 2015.

Notary Public

MY COMMISSION EXPIRES: May 8, 2017.
(AFFIX SEAL)

L. DYKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Pizzulo and Nancy Pizzulo	American Financial Network, Inc.	075120E036.00
(NAME) 1220 Lilac Drive	(NAME) 3110 Chino Avenue, Suite 290	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Chino Hills, CA 91709	
(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, **Lek E. Kapshtica and Albina Kapshtica, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Pizzulo and Nancy Pizzulo, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~RUTHERFORD~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 15 Blossom Trace First Revision Final Plat, as shown by plat of record in Plat Instrument Number 200109200101754 and corrected by Surveyors Certificate of Correction in Instrument Number 20011025-0116872, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lek E. Kapshtica and Albina Kapshtica, husband and wife by deed from Stephen L. Simons and Ashley Simons, husband and wife of record in Instrument No. 20090313-0022729 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1220 Lilac Drive, Hermitage, TN 37076**

(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:T20150010587 DEEDWARR
Recvd: 02/11/15 08:57 2 pgs
Fees:13.00 Taxes:1054.13
20150211-0012533

Witness our hands this 9th day of **February, 2015**.

Lek E Kapshtica by Albina Kapshtica.

Lek E. Kapshtica
By: Albina Kapshtica as Attorney-in-Fact

Albina Kapshtica.

Albina Kapshtica

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Albina Kapshtica** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Lek E. Kapshtica** as his Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 9th day of February, 2015.

Commission expires: May 8, 2017

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Albina Kapshtica** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 9th day of February, 2015.

Commission expires: May 8, 2017

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public