Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan G. W. Evans and Cynthia M. Evans, both unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Sophoclis Pantelis Alexopoulos and Margaret Moira O' Connor, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 178C on the Plan of Re-Subdivision Parts, Royal Oaks of record in Plat Book 974, Page 4 & 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 178C fronts 100.00 feet on the Southwesterly margin of Iroquois Avenue and extends back 235.40 feet on the Northwesterly line and 231.15 feet on the Southeasterly line to a dead line in the rear, measuring 100.24 feet thereon.

Being the same property conveyed to Jonathan G.W. Evans and spouse, Cynthia M. Evans by Warranty deed from James Cato and spouse, Linda Cato of record in Book 11339, page 502, Register's Office for Davidson County, Tennessee, dated February 10, 1999 and recorded on February 12, 1999. Jonathan G.W. Evans and Cynthia M. Evans are now divorced.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4307 A Iroquois Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14th day of April, 2017.

Jonathan G. W. Evans

Cynthia M. Evans

BILL GARRETT, Davidson County
Trans:T20170032621 DEEDWARR
Recvd: 04/18/17 14:52 2 pgs
Fees:13.00 Taxes:5346.50
20170418-0037958

State of Tennessee)
County of Davidson)

On this 14th day of April, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jonathan G. W. Evans and Cynthia M. Evans, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,445,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of April, 2017.

Notary Public

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

NEW OWNER:
Sophoclis Alexopoulos
4307 A Iroquois Avenue
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
30-07-0-147.00