RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23RD DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: May 24, 2010
(AFFIX SEAL)

GAYLA COLVERT HENDRIX
STATE OF TENNESSEE
NOTARY PUBLIC
DeKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Polycarpou	New Owner	
(NAME)	(NAME)	Map 118-11
644 West Iris Drive	Same	
(ADDRESS)	(ADDRESS)	Parcel 23.00
Nashville TN 37024		
(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, **TENNESSEE HOTEL & MOTEL ASSOCIATION**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PAUL POLYCARPOU**, hereinafter called the Grantee, his 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. 6 on Block "B" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 69 feet on the easterly side of West Iris Drive and runs back 136.7 feet on the northerly line and 144.97 feet on the southerly line to a dead line measuring 56.9 feet thereon.

Being the same property conveyed to Tennessee Hotel & Motel Association, by deed from H & N Partnership dated December 30, 1985, of record in Book 6750, Page 749, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 644 West Iris Drive, Nashville, TN 37024

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, his heirs and assigns forever; and its does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

Davidson County DEEDWARR
Recvd: 06/27/06 12:21 2 pgs
Fees:13.00 Taxes:1295.00
20060627-0076712

Witness its hand this 23rd day of June, 2006.

TENNESSEE HOTEL & MOTEL ASSOCIATION

BY: WALTER L. BAKER, III,
CHIEF EXECUTIVE OFFICER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county mentioned, personally appeared Walter L. Baker, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Executive Officer of Tennessee Hotel & Motel Association, the within named bargainor, a corporation, and that such Chief Executive Officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Chief Executive Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of June, 2006.

Commission expires: May 24, 2010

Notary Public

