WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/07 15:20 2 pgs
Fees:13.00 Taxes:1202.50
20070719-0086095

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Vincent M. Cardile
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: November 23, 2007.
(AFFIX SEAL)

ANN P. WADE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kovan Yahya	← Same	MAP 85-11-0, PARCEL 7.00
(NAME)	(NAME)	
3102 Lebanon Pike		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	,	
(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, **Vincent M. Cardile and Anthony S. Cardile and Christine Cardile, a/k/a Christine Sisti**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KOVAN YAHYA**, 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 the H. E. Stanford Farm, lying in the Third Civil District of Davidson County, Tennessee, and described according to a survey thereof made by Turner Engineering Co., on July 25, 1960, and being described on said Turner Survey as Tract C as follows:

Beginning at a point in the northwesterly margin of Lebanon Road at the southeast corner of Lot No. 271, on the plan of Stanford Country Club Estates, Section II, as of record in Book 2854, page 79, Register's Office; thence with the margin of said Lebanon Road, southwesterly around a slight curve, 150 feet to a corner of Tract B; thence with the line between Tracts B & C, North 52 deg. 11' West 258.3 feet to a line of Tract A, thence with the line between Tracts A & C, North 21 deg. 52' East, 192.2 feet to the northwesterly corner of Lot No. 271 aforementioned; thence with the line of said lot south 45 deg. 49' East 318 feet to the point of beginning.

Being the same property conveyed to Vincent M. Cardile, a single person, by deed from Charles W. Whitnel, Jr., a single person, dated 9/21/95 of record in Book 9808, page 982, Register's Office for Davidson County, Tennessee. Further Quitclaimed to Vincent M. Cardile and Anthony S. Cardile and Christine Cardile, a/k/a Christine Sisti, with rights of survivorship, of record in Instr. No. 20060411-0041820, said Register's Office.

This is the same legal description as used in the prior Deed.
NOTE: This is not the primary residence of Anthony S. Cardile or Christine Cardile a/k/a Christine Sisti.

All taxes for 2007 were prorated and assumed by the Grantee(s); Subject to the restrictive covenants as set out in Book 2999, page 131, and Book 3000, page 381; Subject to right-of-way of Lebanon Road easement as set out in Book 4882, page 510; and Subject to Sanitary Sewer and/or Strom Drainage easement as set out in Book 5172, page 730, and Book 5327, page 810, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3102 Lebanon Road, Nashville, TN 37214
(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.

Witness our hands this 13th day of July, 2007.

Christine Cardile by Vincent M Cardile P.O.A.
Christine Cardile
by Vincent M Cardile, Attorney-in-fact

Vincent M. Cardile
Vincent M. Cardile

Anthony S. Cardile by Vincent M. Cardile P.O.A.
Anthony S. Cardile
by Vincent M. Cardile, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Vincent M. Cardile, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that he is the Attorney in Fact Anthony S. Cardile and Christine Cardile, a/k/a Christine Sisti ,the bargainors, and who acknowledged that he being authorized by the Power of Attorneys executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, Tennessee, this the 13th day of June, 2006

Ann B. Waddell,, Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: November 24, 2007

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Vincent M. Cardile, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that he is a bargainors, and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of July, 2007.

Commission expires: November 24, 2007

Ann B. Waddell
Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN