Record to Return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

WARRANTY DEED

FILE BOX 19B
10-03-013-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,445.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd day of April, 2010

Notary Public

My Commission Expires: 9/18/10

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20100020329 DEEDWARR
Recvd: 04/07/10 10:46 2 pgs
Fees: 13.00 Taxes: 704.65
20100407-0026046

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JASON A. ISKARPATYOTI, Single	First Bank	91-14-B
(NAME) 230 Orlando Avenue	(NAME) 100 Blue Grass Commons	1.00CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Hendersonville TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MARK WILLIAM YOUNG, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JASON A. ISKARPATYOTI, an unmarried man**, hereinafter called the Grantee(s), 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 No. 1, on the Final Subdivision Plat, First Revision, Patina, a Planned Unit Development, of record in Instrument No. 20040707-0080650, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to MARK WILLIAM YOUNG, UNMARRIED, by Deed from MIKHAIL BROWN, UNMARRIED, dated June, 29, 2007, of record in Instrument No. 20070703-0079409, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Wembly Down, of record in Instrument Number 20030930-0144301 as amended in Instrument Number 20070108-0003070 in Instrument Number 20070308-0028897, and in Instrument Number 20070510-0056185 , Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 230 Orlando Avenue, Nashville, TN, 37209.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 2nd day of April, 2010.

MARK WILLIAM YOUNG

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARK WILLIAM YOUNG, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of April, 2010.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON