WARRANTY DEED

12-05-016

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30634
(Davidson County File Box 9-B)

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of June, 2012

Notary Public

My Commission Expires: 09/09/14

(AFFIX SEAL)

COLE D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
CHAD M. DARLING AND KATHERINE DARLING	USAA Federal Savings Bank	155-16-0A
(NAME) 801 Meadow Ridge Court	(NAME) 10750 McDermot F'way	234.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) San Antonio, TX 78288	
(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, **SCOTT E. ISAACS, MARRIED** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHAD M. DARLING AND WIFE, KATHERINE DARLING,** 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. 90, on the Plan of Traceside, Section Eight, a Planned Unit Development, of record in Plat Book 9700, Page 659, 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 SCOTT E. ISAACS, UNMARRIED, by Deed from DOUGLAS A. LESKY, UNMARRIED AND JEFFREY R. STEELE, UNMARRIED, dated December 22, 2006, of record in Instrument No. 20061227-0159153, Register's Office for Davidson County, Tennessee. THE said SCOTT E. ISAACS having since married, KATHRYN ISAACS (A/K/A KATIE ISAACS).

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of TRACESIDE, of record in Book 9035, Page 493, and amended in Book 9677, page 675, 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: **801 Meadow Ridge Court, Nashville, TN, 37221.**

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

BILL GARRETT, Davidson County
Trans:T20120047071 DEEDWARR
Recvd: 06/26/12 11:25 2 pgs
Fees:13.00 Taxes:1184.00

20120626-0055944

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, our hands, this 22nd day of June, 2012.

SCOTT E. ISAACS

KATHRYN ISAACS
The said Kathryn Isaacs joins in for the purpose of releasing any and all rights of the subject party in and to the subject property including marital rights.

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 **SCOTT E. ISAACS AND WIFE, KATHRYN ISAACS**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 2012.

My Commission Expires: 09/09/14

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Brooke Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY