Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130039288 DEEDWARR
Recvd: 05/10/13 10:42 2 pgs
Fees: 13.00 Taxes: 943.50

20130510-0047526

State of Tennessee)
County of Davidson)

13-04-008

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of May, 2013

Notary Public

My Commission Expires: 09/09/14

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

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
DAVID M. PATRICK, JR. and ANNA E. PATRICK	Farmington Financial Group	129-15-
(NAME) 6809 Alto Vista	(NAME) 2002 Richard Jones Road, Suite 300A	109.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37215	
(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, **DANIEL KAPLAN AND SPOUSE, IRINA BRUCK**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID M. PATRICK, JR. and ANNA E. PATRICK, HUSBAND AND WIFE**, 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. 63 on the Plan of Section 2, West Meade Highlands, of record in Book 3700, Pages 124 and 125, 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 Daniel Kaplan and spouse, Irina Bruck, by Deed from Pedro Redero and spouse, Yolanda Redero, dated July 15, 2005 of record in Instrument No. 20050718-0083259, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved X property known as: **6809 Alto Vista, Nashville, TN, 37205.**

(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, our hands, this 8th day of May, 2013.

DANIEL KAPLAN

IRINA BRUCK

STATE OF Florida)
COUNTY OF Leon)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DANIEL KAPLAN AND SPOUSE, IRINA BRUCK**, 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 Tallahassee, Florida, this 7 th day of May, 2013.

My Commission Expires: 9-21-16

Faye B. Brown
Notary Public

FAYE B. BROWN
Commission # EE 200454
Expires September 21, 2016
Bonded Thru Troy Fain Insurance 800-385-7019