PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 301855 DEEDWARR
10/16/2019 02:27:43 PM 2 pgs
Fees: $13.00 Taxes: $5,827.50
20191016-0106169

W & I Ref: (DM) Title No.: 60698
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark A. Bittles 101Iroquois Court Nashville, TN 37205	UBS BANK USA 8800 Baymeadows Way West Suite 300 Jacksonville, FL 32256

TAX MAP PARCEL NUMBERS: 13007008000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,575,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick J. Sharbel and Judy S. Sharbel, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark A. Bittles** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Iroquois Hall (Revised) of record in Book 6400, page 915, amended by Surveyor's Certificate in Book 8361, page 200, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Patrick J. Sharbel and wife, Judy S. Sharbel, by Warranty Deed from Matthew A. Bright and wife, Beth Ann Bright, dated October 6, 1994 and recorded on October 6, 1994, of record in Book 9486, page 726, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6400, page 915, amended by Surveyor's Certificate in Book 8361, page 200, said Register's Office; Restrictions set forth in an Electrical Permit for a Detached Structure by the Metropolitan Government Nashville and Davison County, of record in Book 9835, page 665, said Register's Office; Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County, tennessee Department of Water and Sewer to serve the Iroquois Hall Subdivision of Record in Book 8664, page 52 and Book 8664, page 87, said Register's Office.

This is improved property, known as 101 Iroquois Court, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of October, 2019.

Patrick J. Sharbel

Judy S. Sharbel

State of Tennessee

County of Davidson

On this 15th day of October, 2019, before me the undersigned authority, personally appeared Patrick J. Sharbel and Judy S. Sharbel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,575,000.00.

Barbara Lorraine Buttes
Affiant

Sworn and subscribed before me this 15th day of October, 2019.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary