WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2019.

Notary Public
COMMISSION EXPIRES: 7-5-21

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 330087 DEEDWARR
12/16/2019 11:43:34 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20191216-0129418

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nick Pappas Lynn Pappas		156-05-0A-026.00-C
(NAME)	(NAME)	
904 Silkwood Circle	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Jason Peter Orletzkiy and Kiana Carol Mari Orletzkiy, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nick Pappas and Lynn Pappas, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit No. 26 on the Plan of Harpeth Village PUD, Section 2, Phase 2, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village, of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Peter Orletzkiy and Kiana Carol Mari Orletzkiy, husband and wife by Deed dated October 31, 2017 from Josephine Snow, Trustee of the Joel and Josephine Snow Trust u/a/d March 6, 2008 and as amended and restated on May 21, 2014, recorded November 3, 2017, in Instrument Number 20171103-0113233, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 904 Silkwood Circle (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37221 (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. 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 heirs, 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 our hands this 12th day of December, 2019.

Jason Peter Orletzkiy
By: Anthony N. Greco, attorney in fact

Kiana Carol Mari Orletzkiy
By: Anthony N. Greco, attorney in fact

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Anthony N. Greco**, and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named **Jason Peter Orletzkiy,** being authorized to act on behalf of said person, he executed the foregoing instrument as **his** free act and for the purposes therein contained.

Witness my hand, this 12th day of December, 2019.

My Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Anthony N. Greco**, and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named **Kiana Carol Mari Orletzkiy,** being authorized to act on behalf of said person, he executed the foregoing instrument as **his** free act and for the purposes therein contained.

Witness my hand, this 12th day of December, 2019.

My Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023