WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-12-09

(AFFIX SEAL)

SONYA SULLIVAN NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY

My Commission Expires SEPT. 12, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: C.M.	MAP-PARCEL NUMBERS
Shushanik Danielyan	Same as New Owner	**Map 161-4**
(NAME) **404 Larkway Court**	(NAME)	**Parcel 40**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(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, **JONIE CHAVEZ, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHUSHANIK DANIELYAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 25 on the Map of Kingswood Park, as of record in Plat Book 2900, page 70, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Larkway Court, common corner of Lots Nos. 24 and 25, thence with the line between said two lots northerly 201.7 feet to a point; thence westerly 210 feet to a point in the easterly margin of Larkway Drive; thence with said margin southerly 151.15 feet to a point; thence around a curve southeasterly 39.27 feet to a point in the northerly margin of Larkway Court; thence with said margin easterly 129.09 feet to the point of beginning.

Being the same property conveyed to Jonie Chavez, married by deed from Brian A. Hunt and wife, Heather G. Hunt of record as Instrument No. 20030707-0093099 and re-recorded as Instrument No. 20030919-0138664, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 2900, page 70, said Register's Office; and (c) Restrictive covenants contained in Book 3030, page 491 and Correction of record in Book 3177, page 227, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 404 Larkway Court, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (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 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 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 my hand this 17th day of February, 2006.

Davidson County DEEDWARR
Recvd: 02/27/06 14:17 2 pgs
Fees:13.00 Taxes:647.13

20060227-0022420

Jonie Chavez

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Jonie Chavez the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of February, 2006.

Commission expires:



Robert L. Scruggs Notary Public