File No. 291000097

# WARRANTY DEED

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 2/26/2011
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090074918 DEEDWARR
Recvd: 11/03/09 12:55 2 pgs
Fees:13.00 Taxes:481.00
20091103-0101469

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jenna K. Pulver | Bank of America, N.A. | 135-11-C-9 |
| (NAME) | (NAME) | |
| 117 Nashboro Greens | 101 South Tryon St. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Charlotte, NC 28255 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Debbie D. Kovolchuk, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jenna K. Pulver**, hereinafter called the grantee(s), 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 Unit No. 9 of Nashboro Village-Tract 18, Phase One, a Horizontal Property Regime with Private Elements, of record in Plat Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.**

**Being the same property conveyed to GERRY G. KOVOLCHUK AND WIFE, DEBBIE D. KOVOLCHUK by deed from WESTMINSTER HOMES OF TENNESSEE INC. of record in Instrument 200106190065012 on 05/25/2001 and filed for record on 06/19/2001, Register's Office for DAVIDSON County, Tennessee.**
**The said Gerry G. Kovolchuk aka Gerald G. Kovolchuk died August 15, 2009.**

All matters as set forth per Plat Book 9700, Page 968, Plat Book 11700, Page 48, said Register's Office.

Restrictions of record in Book 4827, Page 14, Book 11703, Page 581, Instrument No. 20000627-0063887, Instrument No. 20001031-0108075, Instrument No. 20010322-0027767, Instrument No. 20070118-0007533, said Register's Office.

Anchor Easement of record in Book 5563, Page 5, said Register's Office.

License to Use Pool and Fitness Center of record in Instrument No. 20020507-0056329, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 4828, Page 834 and Book 11703, Page 579, Register's Office for said County.

Quitclaim Deed to the Homeowner's Association of record in Instrument No. 20001010-0100361, said Register's Office.

Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 117 Nashboro Greens, Nashville, TN 37217
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 29th day of October, 2009.

Debbie D. Kovolchuk

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Debbie D. Kovolchuk, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 29th day of October, 2009.

Commission expires:

Notary Public

**File Number: 291000097**

**RETURN TO:**

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012