SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110024486 DEEDWARRSP
Recvd: 04/26/11 14:51 3 pgs
Fees:18.00 Taxes:440.12
20110426-0031955

STATE OF Florida
COUNTY OF Duval
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,950.00
Wendy Evans
Vice President
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF March 2011
Melonye H. Nadeau
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 East Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

MELONYE H. NADEAU
MY COMMISSION # DD674406
EXPIRES: August 22, 2011
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY

RT11680

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Mouksian and Ludmila LeLary	Edward Mouksian & Ludmila Lelary	161-10-0-A-270.00-CO
(NAME)	(NAME)	
5404 Village Way	5404 Village Way	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Homesales, Inc. of Delaware, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Edward Mouksian and Ludmila LeLary, husband & wife AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is ☒ property, known as 5404 Village Way Nashville 37211
improved
(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Edward Mouksian and Ludmila LeLary, and his/her/their assigns, forever.

Said Homesales, Inc. of Delaware, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Escrow File No.: **RT11680**

EXHIBIT "A"

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 46 on the Plan of Villages of Brentwood, Phase One, of record in Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barry W. Eads and wife, Elizabeth A. Eads by Warranty Deed from Dong Cam Chou and wife, Van T. Chou, being one and the same persons as Dong Cam Chau and wife, Van T. Chau, dated November 29, 1999 and recorded December 8, 1999 in Instrument No. 199912080301235, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Homesales, Inc. of Delaware by Trustee's Deed from Shellie Wallace, Successor Trustee, dated July 18, 2010 and recorded August 5, 2010 in Instrument No. 20100805-0061677, Register's Office for Davidson County, Tennesee.

IN WITNESS WHEREOF, the said Homesales, Inc. of Delaware, has executed this deed this 3-16-11

For the property commonly known as:
5404 Village Way
Nashville, TN 37211

Homesales, Inc. of Delaware

HOMESALES, INC. CORPORATE SEAL 2004 DELAWARE

Wendy Evans
Vice President

STATE OF Florida

COUNTY OF Duval

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Wendy Evans Vice President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the respectively of the , the within named bargainor, a corporation, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this March 16 2011

Commission expires:

Notary Public

MELONYE H. NADEAU
MY COMMISSION # DD674406
EXPIRES: August 22, 2011
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431
www.rtnai.com
http://rtnai.wordpress.com

RT11680