WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,300.00

ONOFRE GARCIA
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2011.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20110063979 DEEDWARR
Recvd: 10/13/11 11:31 2 pgs
Fees:13.00 Taxes:204.61
20111013-0079688

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Onofre Garcia	Onofre Garcia	053090A006.00
(NAME)	(NAME)	
1309 Cheyene Blvd.	1309 Cheyene Blvd.	
(ADDRESS)	(ADDRESS)	
Madison, Tn 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Aleksandr A. Vashchuk and Vera I. Vashchuk, as husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ONOFRE GARCIA , HEREINAFTER CALLED THE GRANTEE, HIS 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. 1418 as shown on the plat of Neely's Bend Villas, a Condominium, of record in Book 5200, Page 262, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with an undivided interest in the common elements declared in the Master Deed and By- Laws appurtenant to said Unit, of record in Book 5625, Page 1, and amended in Book 6119, Page 322 and Book 10268, Page 492 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aleksandr A. Vashchuk and wife, Vera I. Vashchuk by Warranty Deed from Juliece Perkins, unmarried, which deed is dated February 28, 2006 and recorded as Instrument No. 20060302-0024521, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR 2011 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE TERMS AND CONDITIONS OF THE MASTER DEED AND BY-LAWS ESTABLISHING THE HORIZONTAL PROPERTY REGIME OF NEELY'S BEND VILLAS OF RECORD IN BOOK 5625, PAGE 1; AMENDED IN BOOK 6119, PAGE 322 AND BOOK 10268, PAGE 492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC. AS MAY BE SET FORTH ON THE PLAN OF NEELY'S BEND VILLAS OF RECORD IN BOOK 5200, PAGE 262, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 1418 E Cedar Lane, Madison, TN 37115

(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this 4th day of October, 2011.

Aleksandr A. Vashchuk

Vera I. Vashchuk

STATE OF TENNESSEE

COUNTY OF Davidson

On this 4th day of October, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aleksandr A. Vashchuk and Vera I. Vashchuk**,* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

*** husband and wife**

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115