Davidson County

BILL GARRETT, Davidson County
Trans:T20120045668 DEEDWARR
Recvd: 06/20/12 14:39 2 pgs
Fees:13.00 Taxes:518.00
20120620-0054189

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00. Cheryl Mote
Affiant

Subscribed and sworn to before me, this the 18th day of June, 2012. Lynda L Kirby
Notary Public

My commission expires: 1-19-15

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Avē., Ste 103
Brentwood, TN 37027
Phone: (618) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christy M. Boyd	Sumner Bank + Trust	**072-13-178**
921 Strouse Ave	780 Brown Lane	
Nashville, TN 37206	Gallatin, TN 37066	

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, WE,

Rebekah Marie Spires, a married person, now known as Rebekah Marie Kalchuk

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christy M. Boyd

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 the west parts of Lots Nos. 244 and 245 on the Map of a Revisioin of Part of Trevecca, as of record in Book 421, page 169, Register's Office for Davidson County, Tennessee.

Said parts of said lots front 78 feet on the north side of Strouse Avenue, and runs back between lines, 122 feet more or less on the east line and 143 feet more or less on the west line, along the east margin of a 18-foot alley, to a dead line in the rear which they measure 75 feet.Being the same property conveyed to Rebekah Marie Spires, a single woman by deed from Scott Williams and Jason Wilkerson of record in Instrument 200803030020996, Register's Office for Davidson County, Tennessee, dated February 29, 2008.

Samuel Kalchuk, spouse of Rebekah Marie Spires, now known as Rebekah Marie Kalchuk, joins in this conveyance to convey his marital interest in the subject property, if any.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 921 Strouse Ave, Nashville, TN 37206.

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), their 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), 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/OUR HANDS EFFECTIVE AS OF June 18, 2012:

Rebekah Marie Spires, now known as Rebekah Marie Kalchuk

Samuel Kalchuk

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Rebekah Marie Spires, now known as Rebekah Marie Kalchuk and Samuel Kalchuk, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 18th day of June, 2012.

My Commission Expires: 7.25.12

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 18th day of June, 2012.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 18th day of June, 2012.

My Commission Expires:_____

_____
Notary Public

20120195R