BILL GARRETT, Davidson County
Trans:T20140064089 DEEDWARR
Recvd: 08/28/14 14:58 2 pgs
Fees:13.00 Taxes:456.95
20140828-0078856

WARRANTY DEED

SR14-7007

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,300.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zorayr Karapetyan	New Owner	
7007 Lenox Village Drive #D-7	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		172-12-0-D-037.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRUCE POAG AND WIFE, MELINDA POAG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ZORAYR KARAPETYAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*unmarried

Land in Davidson County, Tennessee, being Unit No. D-7 on the Plan of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Bruce Poag, a single man by deed from Cherie G. Turner, unmarried of record in Instrument No. 20060929-0120901, Register's Office for Davidson County, Tennessee, dated September 27, 2006 and recorded on September 29, 2006.

Melinda Poag, wife of Bruce Poag, joints in this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20031120-0169460 and as Exhibit "B" to supplement of record as Instrument No. 20031212-0178492, Instrument Number 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492; Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209; Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20040526-006221, Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032383 and Instrument No. 20060321-0032382, Instrument Number 20060612-0069716, Instrument No. 20020412-0045831, Instrument No. 20031016-0153550, Book 7361, page 230 and Instrument Number 20020628-0078164, Instrument Number 20011112-0123853, Instrument Number 20010103-0000902 and Instrument No. 20010822-0090889, Book 7985, page 449, Instrument Number 20011129-0130322, Instrument No. 20010918-0100850, Instrument No. 20011106-0121932 and Instrument No. 20030923-0140666; Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 7007 Lenox Village Drive #D-7, Nashville, Tennessee 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 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 hand(s) this 26th day of August, 2014.

Bruce Poag

Melinda Poag by Bruce Poag Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of August, 2014, before me personally appeared Bruce Poag to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of August, 2014.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of August, 2014, before me personally appeared to me Bruce Poag known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Melinda Poag and who acknowledged he/she/they executed the same as the free act and deed of the said Melinda Poag.

Witness my hand and official seal, this the 26th day of August, 2014.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959