BILL GARRETT, Davidson County
Trans:T20140065209 DEEDWARR
Recvd: 09/03/14 10:10 2 pgs
Fees:13.00 Taxes:1030.45
20140903-0080241

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-14700175

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$278,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
28th day of AUGUST, 2014

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RALPH CASH **1220 PLYMOUTH AVENUE** **NASHVILLE, TN 37216**	NEW OWNER	**061-12-0-093.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SAMUEL J. KALCHUK AND WIFE, REBEKAH M. KALCHUK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RALPH CASH AND GINA CASH, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 3 and the easterly half of Lot No. 2 on the map showing the Re-Subdivision of Lots 70, 73, 76, 77, 78, 79, 80, 81, 82, 83, 86, 87, 88, 90, 91, 92, 93, 94, 95, 96 and 97 in Eastdale Place, of record in Book 974, Page 22, said Register's Office, to which reference is here made.

Said Lot No. 3 and part of Lot No. 2 adjoin and together front 100.5 feet on the southerly side of Plymouth Avenue, as on the easterly line of Lot No. 3 and 144.55 feet more or less on the westerly line of part of Lot No. 2 to a dead line which measures 90 feet.

BEING the same property conveyed to Samuel J. Kalchuk and wife, Rebekah M. Kalchuk, by Warranty Deed from Virginia N. Pitts and husband, Gregory B. Pitts, dated 6/15/12 and recorded 6/19/12 in Instrument No. 20120619-0053520, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 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.

This is improved (X) property known as **1220 PLYMOUTH AVENUE, NASHVILLE, TN 37216**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 28th day of AUGUST, 2014.

SAMUEL J. KALCHUK

REBEKAH M. KALCHUK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SAMUEL J. KALCHUK AND WIFE, REBEKAH M. KALCHUK the bargainor(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 and official seal at Nashville, Tennessee, this 28th day of AUGUST, 2014.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066