STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2015.

Notary Public
MY COMMISSION EXPIRES: 9.21.15
File No. G14-0700D

MICHELLE HIGHTOWER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 09-21-2015

BILL GARRETT, Davidson County
Trans:T20150008736 DEEDWARR
Recvd: 02/04/15 09:43 2 pgs
Fees:13.00 Taxes:432.90
20150204-0010381

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Olga Masrejian and husband, Armen Masrejian (NAME) | NEW OWNER (NAME) | 161-11-C-18 CO |
| 324 Yorkshire Circle (STREET ADDRESS) | (STREET ADDRESS) | |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Katelyn Pascucci, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Olga Masrejian and husband, Armen Masrejian,** 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 Unit No. 306 on the plan of VILLAGES OF BRENTWOOD, RESUBDIVISION OF LOT 1, PHASE IV, as shown by plat of record in Plat Book 6900, Page 471, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Katelyn Pascucci from Brigitte M. Rugare, by Deed dated January 4, 2013, as Instrument No. 20130116-0005163, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 7231, page 789, and Book 7494, page 689, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 471, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Book 6158, page 352, Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927, and Book 8163, page 593, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 324 Yorkshire Circle, Nashville, TN 37211.

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. Whenever 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 30th day of January, 2015.

X Katelyn Pascucci
Katelyn Pascucci

January 30, 2015
Date

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 Katelyn Pascucci, unmarried, 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, this 30th day of January, 2015.

My Commission Expires: 8/7/2018

Notary Public

SUMNER COUNTY
TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

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