BILL GARRETT, Davidson County
Trans:T20150060101 DEEDWARR
Recvd: 07/23/15 10:18 2 pgs
Fees:13.00 Taxes:776.63
20150723-0072228

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 209,900.00

Affiant

Subscribed and sworn to before me, this 17th day of July, 2015.

Notary Public

My commission expires: 3/6/18

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brian Zalneraitis **Brenda StewartBruce Zalneraitis**	New Owner	**07108041400**
1805 Jones Avenue		
Nashville, TN 37207		

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 ACKNOWLEDGE, WE,

Dale Hire

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

Brian Zalneraitis and Brenda Stewart and Bruce Zalneraitis Iryna Pikhotska and Olena Pikhotska , tenants in common with right of survivorship

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. 4 Resubdivision of Lot 1 on the Plan of Walnut Grove Annex, as of record in Book 8250, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate legal description.

Being the same property conveyed to Dale Hire from Richard J Meyers, as Substitute Trustee by Substitute Trustee's Deed dated 8/14/2014, and recorded 8/19/2014 in Instrument No. 20140819-0075260, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1805 Jones Avenue, Nashville, TN 37207.

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 in 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 my/our hand(s) this 17th day of July, 2015.

Dale Hire by Kayla Lodge as attorney in fact

Dale Hire, by his attorney in fact, Kayla Lodge

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Kayla Lodge** to me known to be the person who executed the foregoing instrument on behalf of **Dale Hire** as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said **Dale Hire**.

Witness my hand, at office, this 17th day of July, 2015.

Stacey Denson Palmer

Notary Public

My Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Return to: RUDY TITLE
AND ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212