RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: M1760278

BILL GARRETT, Davidson County
Trans:T20170043740 DEEDWARR
Recvd: 05/23/17 11:44 2 pgs
Fees:13.00 Taxes:739.63
20170523-0051137

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $199,900.00

Affiant

Subscribed and sworn to before me, this 18th day of May, 2017.

Notary Public

My commission expires: 5/5/2020

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Benjamin Chasnov **Katherine Chasnov**	**Mortgage Investors Group**	**17301001100 &** **17301000700**
504 Cedarcreek Circle	**8320 E Walker Spring Lane Ste 200**	
Nashville, TN 37211	**Knoxville, TN 37923**	

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,

Jeffrey L. Conard and wife, Jolinda Conard

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

Benjamin Chasnov and Katherine Chasnov, 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:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plat of Cedarwood Estates, Section II of record in Book 4860, page 58, Register's Office for said County.

Said Lot 91 fronts 47.54 feet on the Westerly margin of Cedarcreek Circle and extends back 105.02 feet on the Southerly line and 175.36 feet on the Northeast line, to a line on the rear which is a broken line on which it measures 195.40 feet.

Being the same property conveyed to Jeffrey L. Conard and wife, Jolinda Conard, by Warranty Deed from Robert C. Williams, Jr. and wife, Susan W. Williams, dated November 10, 1978, of record in Book 5363, page 702, Register's Office for Davidson County, Tennessee. Jeffrey L. Conard also known as Jeffery L. Conard and wife, Jolinda Conard, conveyed their interest to Jeffrey L. Conard and wife, Jolinda Conard , by Quitclaim Deed dated April 20, 2015, of record in Instrument No. 20150513-0044000, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being Reserved Parcel A, Plan of Cedarwood Estates, Section 2, of record in Book 4860, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Fidelity Federal Savings and Loan Association of Tennessee by deed from Vaden M. Lackey, Jr., Trustee, dated 11/22/78, of record in Book 5367, page 201, Register's Office for Davidson County, Tennessee. Fidelity Federal Savings and Loan Association of Tennessee, conveyed their interest to Jeffrey L. Conard and wife, Jolinda Conard , by Quitclaim Deed dated October 4, 1990, of record in Book 8210, page 763, Register's Office for Davidson County, Tennessee.

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.

All matters as shown on the plat of record in Plat Book 4860, page 58, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

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 504 Cedarcreek Circle, Nashville, TN 37211.

+ reserve Parcel A.

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 18th day of May, 2017.

Jeffrey L. Conard

Jolinda Conard

Jolinda Conard

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jeffrey L. Conard and Jolinda Conard, 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 18th day of May, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: DEC 27 2017