BILL GARRETT, Davidson County
Trans:T20170046895 DEEDWARR
Recvd: 06/02/17 11:34 3 pgs
Fees:18.00 Taxes:835.83
20170602-0055071

PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STEPHANIE HUNT
Notary Public - California
Ventura County
Commission # 2195176
My Comm. Expires May 1, 2021

(Notary Stamp)

STATE OF ~~TENNESSEE~~ California
COUNTY OF Ventura

The actual consideration or value, whichever is greater, for this transfer is $225,900.00.

Jamie L. Watson ~~Hoelscher~~
Affiant

Subscribed and sworn to before me, this ~~31st~~ 30th day of May, 2017.

Notary Public

My commission expires: May 1, 2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Shakeh Thomassian and Viken Thomassian, and Shant Thomassian	Shakeh Thomassian and Viken Thomassian, and Shant Thomassian	181-14-0A-249.00-CO
8620 Altesee Way	8620 Altesee Way	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jamie Hoelscher FKA Jamie L. Watson, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Shakeh Thomassian and husband, Viken Thomassian, and Shant Thomassian, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 166 on the plan of The Villas at Concord Place, Phase 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jamie L. Watson, an unmarried woman by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20070730-

0090297 Register's Office for Davidson County, Tennessee, dated July 26, 2007 and recorded on July 30, 2007.

Jamie Hoelscher and Jamie L. Watson Being one in the same person.

This is **improved** property known as **8620 Altesee Way, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee..
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of May, 2017.

Jamie Hoelscher FKA Jamie L. Watson

STATE OF CALIFORNIA
COUNTY OF Ventura

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jamie Hoelscher FKA Jamie L. Watson, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of May, 2017.

Notary Public
My Commission Expires: May 1, 2021

See attached

STEPHANIE HUNT
Notary Public - California
Ventura County
Commission # 2195176
My Comm. Expires

05/30/2017

SolomonParks File No. 170132

SP 11/2015

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

Subscribed and sworn to (or affirmed) before me on this 30 day of May, 20 17,
Date *Month* *Year*
by
(1) Jamie L. Watson
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

STEPHANIE HUNT
Notary Public - California
Ventura County
Commission # 2195176
My Comm. Expires May 1, 2021

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

©2016 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5910