Davidson County DEEDWARR
Recvd: 06/02/17 15:45 3 pgs
Fees:18.00 Taxes:1227.48
20170602-0055442

WARRANTY DEED

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,750.00

Samuel D. Nokovich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May, 2017.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: 8.24.17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel D. Nokovich and Starla Nokovich	**NEW OWNER**	072030249.00
(NAME)	(NAME)	
3515 Golf Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joverne Trotter, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Samuel D. Nokovich and Starla Nokovich, 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. 15 AND THE SOUTHERLY 30 FEET OF LOT NO. 14 ON THE PLAN OF A REVISED SUBDIVISION OF LOT NUMBERS 3 AND 4 OF THE EAST NASHVILLE GOLF CLUB PROPERTY OF RECORD IN BOOK 547, PAGE 138, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LOTS NO. 15 AND THE 30 FEET OF LOT NO. 14 FRONT TOGETHER 90 FEET ON THE NORTHWESTERLY MARGIN OF GOLF STREET, FORMERLY GOLF CLUB ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JOVERNE TROTTER, UNMARRIED BY DEED DATED NOVEMBER 30, 2006 FROM ROBERT FRANKLIN, JR. UNMARRIED OF RECORD IN INSTRUMENT NO. 20061205-0150060, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 3515 Golf Street, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

JAT

Witness my/our hands this 31 day of May, 2017.

Joverne Trotter

State of Georgia
County of Cobb

Personally appeared before me Joverne Trotter, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31 day of May, 2017

Notary Public
My Commission Expires: 03/21/2021

File No.: 17-Nokovich

ELVYRA DAPKUTE
Notary Public – State of Georgia
Cobb County
My Commission Expires Mar 21, 2021

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

