BILL GARRETT, Davidson County
Trans:T20170047882 DEEDWARR
Recvd: 06/06/17 09:46 2 pgs
Fees:13.00 Taxes:962.00
20170606-0056335

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2017.

Notary Public

My commission expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

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:
Stewart Smith	new owner	**03900015600**
6991 Old Hickory Boulevard		
Whites Creek, TN 37189		

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,

Alexander V. Davidoff and Olena Davidoff, husband and wife

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

Stewart Smith, an unmarried man

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 beginning at a point in the Northerly margin of Old Hickory Boulevard, (30 feet from the centerline), thence, North 34 deg. 23 min. East 395.84 feet to an iron pin; thence, South 62 deg. 41 min. East 159.31 feet to an iron pin; thence, south 28 deg. 33 min. West 104.16 feet to an iron pin in the Northerly margin of Old Hickory Boulevard; thence, with the Northerly margin of Old Hickory Boulevard North 59 deg. 47 min. West 140.90 feet to a point; thence, continuing with the Northerly margin of Old Hickory Boulevard North 58 deg. 40 min. West 58.70 feet to the point of beginning, containing 1.65 acres, more or less, according to survey of Payne Land Surveying, dated October 19, 1989, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Alexander V. Davidoff and Olena Davidoff, husband and wife, by Warranty Deed from Robert E. Ellis and Judith Ellis, husband and wife, dated September 23, 2002, of record in Instrument No. 20021001-0119223, 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 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 6991 Old Hickory Boulevard, Whites Creek, TN 37189.

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 2nd day of June, 2017.

Alexander V. Davidoff

Olena Davidoff

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Alexander V. Davidoff and Olena Davidoff, 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 2nd day of June, 2017.

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

NOTARY PUBLIC

My Commission Expires: DEC 27 2017