WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170065006 DEEDWARR
Recvd: 07/28/17 14:08 2 pgs
Fees: 13.00 Taxes: 1298.70

20170728-0076810

P-LIPS-17-1807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00.

Leslie Mumbillo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8-17-19
(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julia Gilinets	New Owner	
(NAME)	(NAME)	**083-14-0-218.00**
1807 Lillian St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REBECCA CHARLTON (F/K/A REBECCA PENDLETON), MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIA GILINETS,** single, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 50.0 FEET OF LOT 82 ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION OF RECORD IN PLAT BOOK 57, PAGE 130, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 82 FRONTS 50.0 FEET ON THE NORTHERLY MARGIN OF LILLIAN AVENUE AND EXTENDS BACK 123.7 FEET ON THE WESTERLY LINE AND 123.8 FEET ON THE EASTERLY LINE TO A LINE IN THE REAR MEASURING 50.0 FEET THEREON.

Being the same property conveyed to Rebecca Pendleton, an unmarried individual by Warranty deed from David B. Reese and Stacey J. Reese, husband and wife of record in Instrument No. 20101228-0102877 Register's Office for Davidson County, Tennessee, dated December 13, 2010 and recorded on December 28, 2010.
The said Rebecca Pendleton being one and the same, and now known, as Rebecca Charlton.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1807 Lillian St, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th DAY OF JULY, 2017.

Rebecca Charlton

John Mark Charlton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA CHARLTON and JOHN MARK CHARLTON, the within named bargainor, 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 and official seal, this the 24th of July, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212