Bill Garrett Davidson County
Batch# 4944 DEEDWARR
09/26/2017 12:29:49 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20170926-0098471

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38120
901-758-2580
Cartus File #2839979

Return to:
idy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
LE #: B-CL-17-1715B

DANA DEVORE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-06

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value for this transfer, whichever is greater, is $ 385,000.00.

Affiant

Subscribed and sworn to me, this the 22nd day of September, 2017.

07/06/20 Notary Public
My commission expires:

ress:	Property owner:	Mail tax bills to:	Parcel ID:
1715 B 14th Avenue South NASHVILLE, TN 37212	JENNIFER KHAZANOV 3608 BENHAM AVENUE NASHVILLE, TN 37215	JENNIFER KHAZANOV 3608 BENHAM AVENUE NASHVILLE, TN 37215	105-05-0Q-002.00-CO

THIS INDENTURE is made effective the 22nd day of September, 2017, by **Cartus Financial Corporation, a Delaware Corporation**, First Parties, for the purpose of conveying the premises described herein to Jennifer Khazanov, A Married Woman, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS

A certain townhome located in Davidson County, Tennessee, being Unit No. B of 1715 14th Avenue South Townhomes, a Horizontal Property Regime With Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1715 14th Avenue South Townhomes of record in Instrument Number 20141106-0102529, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being the same property conveyed to Cartus Financial Corporation, a Delaware Corporation, by deed recorded as Instrument No. 20170926-0098470, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, Plan of record in Plat Book 21, Page 87; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record Instrument No. 20141106-0102529; Charter of record at Instrument No. 20141117-0105765, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions. building set-back lines, all existing easements, and to all conditions as shown of Public Record.

[SIGNATURES ON FOLLOWING PAGE]

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year _____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.*

CARTUS FINANCIAL CORPORATION, A DELAWARE CORPORATION

By: Chanell Wilson
Printed Name: Chanell Wilson
Title: Assistant Vice President

ATTEST:

By: Katrina Baradji
Printed Name: Katrina Baradji
Title: _____

STATE OF New Jersey)
COUNTY OF Burlington)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, Chanell Wilson and Katrina Baradji, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they are the Asst VP and Asst VP of Cartus Financial Corporation, a Delaware Corporation, respectively, and that they, as such officers, executed and delivered the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers.

WITNESS MY HAND AND SEAL AT OFFICE, in Burlington County, this the 6 day of Sept, 2017.

NOTARY PUBLIC

My Commission Expires:

_____

Alfred W. Deterding III
Commission #2418505
Notary Public, State of New Jersey
My commission Expires:
March 16, 2022