WARRANTY DEED

Bill Garrett
Batch# 7041
10/03/2017 11:01:56 AM
Fees: $13.00 Taxes: $1,110.00

Davidson County
DEEDWARR
2 pgs

20171003-0101170

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Centennial Construction, LLC, a Tennessee limited liability company	New Owner	14707011700
(NAME)	(NAME)	
4538 Trousdale Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **Daniel Karshenas,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Centennial Construction, LLC, a Tennessee limited liability company,** 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 the 5th, formerly the 7th Civil District, of Davidson County, Tennessee, being the westerly one-half of Lot No. 3 in the subdivision of 4.52 acres owner by Chester Maxwell, described according to a survey made by Z.J. Wilkinson, Surveyor, dated March 12, 1948, as follows:

Beginning on the northerly margin of an 18 foot road at the Southeast corner of property conveyed to Alfred Whitlow by Deed from Chester Maxwell and wife, of record in Book 1681, Page 505, Register's Office for said County.

Said point of beginning being the corner of Lot Nos. 2 and 3; thence, with the line between said lots northwardly 115.3 feet; thence, eastwardly 50 feet to a point; thence, with the line between said lots southwardly 115.3 feet to the northerly margin of an 18 foot road; thence, with the northerly margin of said road, westwardly 50 feet to the beginning.

Being the same property conveyed to Daniel Karshenas, by deed of record in Instrument No. 20170208-0013229, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property has never been used as the Grantors primary residence.

unimproved ☐

This is improved ☑ property, known as 357 Flora Maxwell Rd., Nashville, TN 37211

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-CC-17-357-H

This is improved ☑ property, known as 357 Flora Maxwell Rd., Nashville, TN 37211
(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.

Witness my/our hands this 27th day of September, 2017.

Daniel Karshenas

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 27th day of September, 2017.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12237