Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-FR-17-340

Bill Garrett Davidson County
Batch# 7044 DEEDWARR
10/03/2017 11:04:57 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20171003-0101175

RECORD ~~AND RETURN TO;~~
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1410

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2017.

Megan Paulus
Notary Public

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

MY COMMISSION EXPIRES: 8/20/19

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
MOYRA A. MEZA **340 Hickory Place** **Nashville, TN 37214**	new owner	**096-11-OA-049.00 CO**

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, KRISTEN TANNER now known as KRISTEN ZADE, a married woman**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOYRA A. MEZA,** unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. F-6, Phase VI, Hickory Place Condominiums, as established by a Master Deed of record in Book 6472, Page 435 (re-recorded in Book 6476, Page 663); amended in Book 6654, Page 910; corrected in Book 6759, Page 533; further amended in Book 7015, Pages 182, 187 and 192, and as shown on plat of record in Amendment to the Master Deed of Hickory Place Condominiums in Book 7015, Page 192; Unit F-6 being part of the unit Plan for Phases 2-8, Section I, Hickory Place Condominiums of record in Plat Book 6250, Page 795; all references of record in the Register of Deeds Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

BEING the same property conveyed to Kristen Tanner by Warranty Deed from Betty J. Smith Porter, dated 2/11/10 and recorded 2/23/10 in Instrument No. 20100223-0013757, Register's Office for Davidson County, Tennessee. Raymond E. Porter joined in the conveyance of this document. The said Kristen Tanner has since married and is now known as Kristen Zade. This property is not the marital residence of the Grantor nor has it ever been the marital residence of her husband, Gulam Zade.

This is improved property known as 340 Hickory Place, Nashville, TN 37214

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 aid 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 hand this 29th **day of September, 2017.**

Kristen Tanner now known as Kristen Zade

KRISTEN TANNER now known as KRISTEN ZADE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid personally appeared KRISTEN TANNER now known as KRISTEN ZADE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th **day of September, 2017.**

Marka L. Nettle

Notary Public

My Commission Expires: 12/18/17

