Bill Garrett Davidson County
Batch# 19131 DEEDWARR
10/30/2017 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,142.52
20171030-0110667

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Avenue - Suite 540
Nashville, Tennessee 37203

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 579060.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katharine Nicodemus	New Owner	MAP
169 Charleston Park		PARCEL 116-08-0G-169.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, Roupen Gulbenk Marital Trust, Elizabeth Gulbenk Balentine, Trustee

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

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, being a certain building site being lot No. 169, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, Pages 67-71, as amended in Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468; Book 5238, Page 93; Register's Office for Davidson County, Tennessee, to which reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas, as shown on said Plan and as provided in the declaration of covenants, conditions, and restrictions.

Being the same property conveyed to Roupen M. Gulbenk by Warranty deed from Gary L. Deaner and Carol M. Deaner, husband and wife of record in Book 9423, page 362, Register's Office for Davidson County, Tennessee, dated July 28, 1994 and recorded on August 01, 1994.

The said Roupen M. Gulbenk has since died. Pursuant to his Last Will and Testament (Filed under Docket No. 17P-486 In the Seventh Circuit Court for Davidson County, Tennessee, Probate Division) a Marital Trust was established, naming Elizabeth Gulbenk Balentine as Trustee, and empowering her to convey the herein described real property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **169 Charleston Park, Nashville, TN 37205.**

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 our hand(s) this the 26th day of October, 2017.

Marital

Roupen Gulbenk ~~Marital~~ XXXXX Trust

Elizabeth Gulbenk Balentine, Trustee

Elizabeth Gulbenk Balentine, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elizabeth Gulbenk Balentine** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of the **Roupen Gulbenk Marital Trust** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Elizabeth Gulbenk Balentine** as such **Trustee.**

Witness my hand and seal this the 26th day of October, 2017.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Gulbenk Balentine** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of October, 2017.

My Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of October, 2017.

My Commission expires _____

_____
Notary Public

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal