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Bill Garrett Davidson County
Batch# 30745 DEEDWARR
11/29/2017 08:23:45 AM 2 pgs
Fees: $13.00 Taxes: $519.85

20171129-0121444

WARRANTY DEED

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Josh Donnell	Josh Donnell	P/O 091070174.00
(NAME)	(NAME)	
2866 Anes Station Road	2866 Anes Station Road	
(ADDRESS)	(ADDRESS)	
Lewisburg, TN 37091	Lewisburg, TN 37091	
(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, **Samir Rastoder,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Josh Donnell,** 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 Unit A as shown on Exhibit "B" on the Plan of 4812 Kentucky Avenue Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170828-0087940, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Samir Rastoder by deed dated March 10, 2017 from Jeff Estepp, married of record in Instrument No. 20170411-0035230, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4812 Kentucky Ave., Nashville, TN 37209
(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 28th day of November, 2017.

Samir Rastoder

State of Tennessee
County of Davidson

On this 28th day of November, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Samir Rastoder,** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 28th day of November, 2017.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 17-4812-Kentucky