Bill Garrett Davidson County
Batch# 31835 DEEDWARR
11/30/2017 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20171130-0122402

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Zita M. Harris
Affiant

Subscribed and sworn to before me, this 21st day of November, 2017.

Notary Public

My commission expires: DEC 27 2017

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zita M. Harris	**PEOPLES HOME EQUITY, INC.**	**136030A05000CO**
4000 Anderson Road #50	**150 N Seven Oaks Drive**	
Nashville, TN 37217	**Knoxville, TN 37922**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Albina A. Jenkins,unmarried and Evgeny Nikolaevich Vasilyev,unmarried as tenants in common with right of survivorship

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

Zita M. Harris and Davie E. Harris, wife and husband

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 Townhouse No. 50, Building No. 7, in a Horizontal Property Regime located on the plat of Phase 1, Condominium Townhouses, Priest Lake Park, as of record in Book 4460, page 88, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Albina A. Jenkins, by Special Warranty Deed from Fannie Mae A/K/A/ Federal National Mortgage Association, dated December 24, 2012, of record in Instrument No. 20121231-0120805, Register's Office for Davidson County, Tennessee. Albina A. Jenkins conveyed the subject property to Albina A. Jenkins and Evgeny Nikolaevich Vasilyev, as tenants in common with right of survivorship, by Quitclaim Deed dated November 10, 2014, of record in Instrument No. 20141110-0103564, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Master Deed of record in Book 4651, page 412, said Register's Office.

All matters as shown on the plat of record in Plat Book 4460, page 88, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4000 Anderson Road #50, Nashville, TN 37217.

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 in 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.

Albina Jenkins Date: 11/21/17
Albina A. Jenkins

Date: 11/21/17
Evgeny Nikolaevich Vasilyev

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Albina A. Jenkins and Evgeny Nikolaevich Vasilyev, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of November 2017.

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

NOTARY PUBLIC

My Commission Expires: 8/18/18

True Copy Certification

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

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

