WARRANTY DEED

Bill Garrett Davidson County
Batch# 54774 **DEEDWARR**
02/05/2018 09:05:31 AM 2 pgs
Fees: $13.00 Taxes: $912.05

20180205-0011151

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST** DAY OF **JANUARY, 2018.**

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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
E. Karine Simonian and Edward Saroukanian	new owner	12812-0-A 098.00CO
(NAME)	(NAME)	
320 Old Hickory Blvd., Apartment 2105		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Melissa Rinehart,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto ~~**E. Karine Simonian and Edward Saroukanian,**~~ Ruben E Saroukhanian and Elena K. Simonian, husband and wife 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 No. 98, Building No. 21 , on the Plan of Section 4, Phase 1B, Eagle Ridge at the Reserve Condominiums, a horizontal property regime, created under Title 66, Section 27, 101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 18 to the Master Deed, of record in Instrument No. 20030108-0003691, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Eddie Rinehart and wife, Melissa Rinehart by deed dated October 23, 2013 from Naett I. Asgill of record in Instrument No. 20131024-0110663, Register's Office for Davidson County, Tennessee. The said Eddie Rinehart has since died on March 3, 2015 survived by his wife Melissa Rinehart.

unimproved ☐

This is improved ☑ property, known as 320 Old Hickory Blvd., Apartment 2105, Nashville, TN 37221
(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BKW-17-320-2105

Witness my/our hands this 31st day of January, 2018.

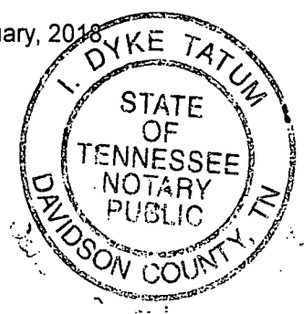
Melissa Rinehart

State of Tennessee
County of Davidson

On this 31st day of January, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Melissa Rinehart, 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 she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 31st day of January, 2018.

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



File No.: 18-Simonian