WARRANTY DEED

Bill Garrett Davidson County
Batch# 57307 DEEDWARR
02/09/2018 12:55:21 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20180209-0013348

M-VRES-18-1123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Millennium Trust Co. LLC Custodian FBO Rita Hoke IRA	new owner	
(NAME)	(NAME)	**083-01-0-329.00**
1123 Sharpe Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **REBEKAH M. KALCHUK AND SAMUEL J. KALCHUK, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MILLENNIUM TRUST CO. LLC CUSTODIAN FBO RITA HOKE IRA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the East one-half of Lot No. 6 on the Plan of E. T. Brown Subdivision of the Sharp Lands of record in Plat Book 332, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 6 fronts 50 feet on the Northerly side of Sharpe Avenue and runs back between parallel lines 288 feet, more or less, to a dead line.

Being the same property conveyed to Rebekah M. Kalchuk and husband, Samuel J. Kalchuk by Warranty deed from Elaine M. Nugent and Evelyn Priggins, as tenants in common with right of survivorship of record in Instrument No. 20140902-0079733 Register's Office for Davidson County, Tennessee, dated August 28, 2014 and recorded on September 02, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 7, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1123 Sharpe Avenue, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 5th DAY OF FEBRUARY, 2018.

Rebekah M. Kalchuk

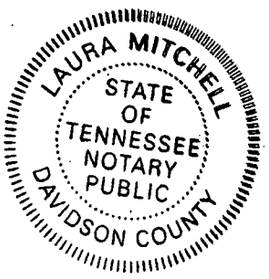
Samuel J. Kalchuk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBEKAH M. KALCHUK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of February, 2018.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL J. KALCHUK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of February, 2018.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212