Bill Garrett Davidson County
Batch# 61761 **DEEDWARR**
02/23/2018 09:12:27 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20180223-0017192

Warranty Deed

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville. TN 37215

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$270,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|20 day of February, 2018.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alejandro Lapalma Lorenz Taina Ovchinnikov 116 Oak Hollow Hermitage, TN 37076	New Owner	086.04-0A-041.00 CO

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 acknowledged, we,

Laura Sadler and husband, Jonathan Sadler

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Alejandro Lapalma Lorenz and Taina Ovchinnikov, 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, described as follows, to-wit:

Being Lot Number 8 on the Plan of Oakcrest, Phase 1-B, of record in Plat Book 6900, Page 385, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laura Sadler and husband, Jonathan Sadler by Quitclaim Deed from Laura Sadler, formerly known as Laura H. Russell, dated April 30, 1998, of record in Book 10921, Page 602, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6900, Page 385, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in DCCR of record in Book 7308, Page 874, Register's Office for Davidson County, Tennessee.
4) Property is subject to the HOA Charter of record in Book 7662, Page 385, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **116 Oak Hollow, Hermitage, TN 37076**
(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 our hand(s) this 20th day of February, 2018.

Laura Sadler

Jonathan Sadler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Laura Sadler and Jonathan Sadler, with whom I am personally acquainted, (or who 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 20th day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-21

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076