Bill Garrett Davidson County
Batch# 69681 **DEEDWARR**
03/15/2018 01:51:01 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20180315-0024614

WARRANTY DEED

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

W-VRES-18-519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

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)
Nadav Ehrenfeld and Avital Ashtar	NEW OWNERS	
(NAME)	(NAME)	**128-06-0A-519.00-CO**
519 Stacy Square Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **ROBERT BEST AND CHELSEA BEST, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NADAV EHRENFELD AND AVITAL ASHTAR,** 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 Unit No. 519, Lot 8 on the Plan of Stacy Square Townhomes II Condominiums, of record in Plat Book 6250, Page 159, Register's Office for Davidson County, Tennessee, and as shown on Exhibit "A" to the Master Deed and By-Laws of Stacy Square Townhomes II Condominiums, of record in Book 6497, Page 700, as amended in Book 8117, Page 891, said Register's Office, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Janice E. Rhine by Warranty Deed from Jerry Michael Johnson and wife, Melanie H. Johnson of record in Instrument No. 20060111-0004437 Register's Office for Davidson County, Tennessee, dated November 18, 2005 and recorded on January 11, 2006. (Value of consideration shown in aforementioned deed $129,900.00.)

Being the same property conveyed to Robert Best and Chelsea Best, husband and wife by Warranty Deed from Janice E. Rhine, an unmarried woman of record in Instrument No. 20160415-0036599 Register's Office for Davidson County, Tennessee, dated April 14, 2016 and recorded on April 15, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 159, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Stacy Square Townhomes, II, Condominiums of record in Book 6497, Page 700, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5973, Page 335, and Book 6307, Page 866, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6497, Page 721, amended in Book 8117, Page 891, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 6388, Page 616, in the Register's Office for Davidson County, Tennessee.
- Agreement to Maintain Road of record in Book 6391, Page 460, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20060111-0004437 in the 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: **519 Stacy Square Terrace, Nashville, Tennessee 37221**.

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 14th DAY OF MARCH, 2018.

Robert Best by Laura Mitchell, Attorney-in-fact
Robert Best by Laura Mitchell, Attorney in Fact

Chelsea Best by Laura Mitchell, Attorney-in-fact
Chelsea Best by Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT BEST AND CHELSEA BEST, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT BEST AND CHELSEA BEST.

Witness my hand and official seal, this the 14th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

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