FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$268,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **March 15th 2018.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) 12/15/21

Bill Garrett Davidson County
Batch# 71591 **DEEDWARR**
03/21/2018 11:24:59 AM 2 pgs
Fees: $13.00 Taxes: $991.60

20180321-0026620

WARRANTY DEED

This Instrument Prepared By and Return To:

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**18-0073**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yitzhak AbrahamPeetluk and Lauren Ann Saag	new owner	**81-3-62**
(NAME) **1408 Walsh Street**	(NAME)	
(ADDRESS) **Nashville,TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Aikiesha N. Shelby, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Ann Saag, an unmarried woman and Yitzhak Abraham Peetluk, an unmarried man,** 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:

BEING Lot No. 27 on the Plan of H. N. Myers Plan of Lots, as shown by plat of record in Plat Book 21, Page 48, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Aikiesha N. Shelby, unmarried, by Warranty Deed from Edgill Christopher and wife, Vonetta A. Rougler, dated June 21, 2006 filed of record in Instrument No. 20060628-0077388, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1408 Walsh Street, Nashville, TN 37208**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the 15 day of **March, 2018**.

Aikiesha N. Shelby

Aikiesha N. Shelby

STATE OF
COUNTY OF

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Aikiesha N. Shelby**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 15 day of **March, 2018**.

NOTARY PUBLIC

My Commission Expires:
April 25, 2018

NOTARY PUBLIC STATE OF TEXAS
CHRISTINA A MCPHERSON
My Commission Expires
April 25, 2018