Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1086

Bill Garrett Davidson County
Batch# 83742 DEEDWARR
04/23/2018 01:49:39 PM 2 pgs
Fees: $13.00 Taxes: $1,139.60
20180423-0038051

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amber N. Weinberg fka Amber N. Makayev, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Wayne Blunt, an unmarried man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 214 on the Plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611, as amended in Instrument No. 20050329-0034131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Amber N. Makayev, a married woman by deed from Rebecca S. Thoni, an unmarried woman, dated April 30, 2013, of record in Instrument No. 20130502-0044112, Register's Office for Davidson County, Tennessee. Amber N. Makayev is no longer married to Nikita Makayev and now goes by her maiden name, Amber N. Weinberg. Nikita Makayev never lived in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 214 Brushy Creek Lane, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 #: W&L-18-214

WITNESS THE EXECUTION HEREOF this 19th day of April, 2018.

Amber N. Weinberg

State of Tennessee)
County of Davidson)

On this 19th day of April, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Amber N. Weinberg, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 308,000.00.**

Affiant

Sworn and subscribed before me on this the 19th day of April, 2018.

Notary Public

My Commission Expires: _____

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

NEW OWNER:
Kenneth Wayne Blunt
214 Brushy Creek Lane
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
new owners

TAX MAP-PARCEL #:
161-13-0B-214.00