Bill Garrett Davidson County
DEEDWARR
Batch# 89146 2 pgs
05/07/2018 10:43:27 AM
Fees: $13.00 Taxes: $1,572.50
20180507-0043341

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $425,000.00

Affiant

Subscribed and sworn before me this the 1st day of May, 2018.

Notary Public
My commission expires: 11-3-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brittany Catherine Passiak &	Brittany Catherine Passiak &	091-09-4C 002.00
Stephen Joseph Passiak	Stephen Joseph Passiak	
625 Eastboro Drive	625 Eastboro Drive	
Nashville, TN 37209	Nashville, TN 37209	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LWANDA SUE BULL, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRITTANY CATHERINE PASSIAK AND STEPHEN JOSEPH PASSIAK, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, and being known and designated as all of Unit No. 625, as further described in the Declaration of Covenants, Conditions, and Restrictions for Homes at 625 Eastboro Drive, a Horizontal Property Regime with Private Elements and the Exhibits attached thereto, and as amended in Instrument Number 20180411-0034161, establishing a private element horizontal property regime for 625 Eastboro Drive, a planned unit development established pursuant to Chapter 27 of Title 66, Tennessee Code Annotated Et Seq., and of record in Instrument No. 20170407-0034266, Register's Office for Davidson County, Tennessee, together with the Common Area, Common Elements and Limited Common Elements related thereto, to which Declaration and Exhibits specific reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Lwanda Sue Bull by deed from Hope A. Bull and Husband, Brandon Owen Bull, of record in Instrument No. 20171214-0127335, dated 11/30/2017, Register's Office for said County.

Also being a portion of the same property conveyed to Lwanda Sue Bull and Brandon Owen Bull and Hope A. Bull, husband and wife, as tenants in common with right of survivorship, by deed from Lawanda Sue Bull of record in Instrument No. 20170614-0059460, dated 06/09/2017, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 625 Eastboro Drive, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1st day of May, 2018.

Lwanda Sue Bull

Lwanda Sue Bull

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lwanda Sue Bull, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 2018.

My commission expires:
9-10-2018

Notary Public

