Bill Garrett Davidson County
Batch# 98262 DEEDWAR..
05/30/2018 01:53:53 PM 2 pgs
Fees: $13.00 Taxes: $1,276.13
20180530-0051543

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

R-P-18-1908B

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)
Meredith Suzanne Bagdazian	**Pinnacle Bank**	
(NAME)	(NAME)	**081-07-3-A-002.00-CO**
1908 B 14th Avenue N	**PO Box 702726**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Dallas, TX 75370**	
(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, **JEROME OGLESBY AND JOAN OGLESBY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEREDITH SUZANNE BAGDAZIAN, AN UNMARRIED WOMAN,** 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 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1908 14th Avenue North Townhomes of record as Instrument No. 20161207-0128304, and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jerome Oglesby and Joan Oglesby, husband and wife by Quitclaim deed from Gilmore Oglesby Associates, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180410-0033735 Register's Office for Davidson County, Tennessee, dated April 09, 2018 and recorded on April 10, 2018.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Plan of record in Plat Book 57, Page 132, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions for 1908 14th Avenue North Townhomes, with By-Laws appended thereto, of record in Instrument Number 20161207-0128304, Register's Office for Davidson County, Tennessee.
- Charter for 1908 14th Avenue North Townhomes Homeowners Association, Inc. of record in Instrument Number 20161213-0130319, in the Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 1908 14th Avenue North Townhomes, of record as Instrument No. 20161207-0128304, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1908 B 14th Avenue N, Nashville, Tennessee 37208**.

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 24th DAY OF MAY, 2018.

Jerome Oglesby by Joan Oglesby as Attorney in Fact

Jerome Oglesby by Joan Oglesby as Attorney in Fact

Joan Oglesby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN OGLESBY, 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 JEROME OGLESBY, and who acknowledged he/she/they executed the same as the free act and deed of the said JEROME OGLESBY.

Witness my hand and official seal, this the 24th of May, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN OGLESBY, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 24th of May, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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