Bill Garrett Davidson County
Batch# 98270 DEEDWARR
05/30/2018 02:05:34 PM 2 pgs
Fees: $13.00 Taxes: $1,135.90
20180530-0051556

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018040013

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-18-701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $307,000.00

Sworn to and subscribed before me this 29th day of May, 2018.

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

Affiant

Notary Public

Address of New Owner:
Svitlana Glibova
701 S 13th St.
Nashville, TN 37206

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
094-01-0-204.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stephen Sebastian and wife Allison Sebastian** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Svitlana Glibova, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: land in Davidson County, Tennessee, being Lot 160, Payne, Blakemore and Cummings Addition to East Nashville, as shown on plat of record in Plat Book 57, Page 70, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Subject to instruments of record in Book 57, Page 70; said Register's Office; and any and all existing easements and restrictions as shown on record not stated herein.

Being the same property conveyed to Jessica C. Engnoski, an unmarried woman by Warranty deed from Gary C. Baker, unmarried of record in Instrument No. 20100622-0048580 Register's Office for Davidson County, Tennessee, dated June 15, 2010 and recorded on June 22, 2010.

Being the same property conveyed to Jessica Sebastian and Stephen Sebastian by Quitclaim deed from Jessica C. Engnoski, an unmarried of record in Instrument No. 20150326-0026064

Register's Office for Davidson County, Tennessee, dated March 04, 2015 and recorded on March 26, 2015.

Being the same property conveyed to Stephen Sebastian, separated by Quitclaim deed from Jessica Sebastian, separated, and Stephen Sebastian, separated of record in Instrument No. 20151008-0102737 Register's Office for Davidson County, Tennessee, dated September 03, 2015 and recorded on October 08, 2015.

This is improved property known as **701 S 13th St., Nashville, TN 37206.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 24 day of May, 2018.

Stephen Sebastian

Allison Sebastian

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Stephen Sebastian and Allison Sebastian, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of May, 2018.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019