RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 012-88-44473

Bill Garrett Davidson County
Batch# 112765 DEEDWARR
07/05/2018 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20180705-0065102

Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Ryan Turner	New Owner	Map 147-2
212 Garrett Drive		Parcel 89
Nashville, TN 37211		

This Instrument Prepared by:
Thomas J. Haynes, Attorney 117 N. Maple Street, Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Pamela Chervenak (unmarried)**, has this day bargained and sold and by these presents to hereby transfer and convey to **Ryan Turner and Mallory Turner, husband and wife**, as tenants by the entirety, their heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 403 on the Revised Plan of Caldwell Hall, Section IV, of record in Book 3106, page 1, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Pamela Chervenak, by Deed from Andrew Chervenak, II and Jessica Chervenak, husband and wife of record in Instrument No. 20100222-0013156, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all restrictions, easements, etc. that may affect said property and appearing of record in the Register's Office for Rutherford County, Tennessee.

This is property known as: 212 Garrett Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I covenant with the said grantees that I am lawfully seized and possessed of said real estate, that I have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2018 real property taxes, which taxes are being prorated between parties, the grantor giving unto the grantees her proportionate share, and the grantees assuming the payment of said taxes when the same shall become due and payable.

I further covenant and bind myself, my heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 3rd day of July, 2018.

Pamela Chervenak

Pamela Chervenak

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Pamela Chervenak, the bargainor(s) with whom I am personally acquainted and who acknowledged she executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 3rd day of July, 2018.

Notary Public

THOMAS J. HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 3/23/2021

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $320,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 3rd day of July, 2018.

Notary Public

My Commission Expires: 10/31/2020

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC SEAL DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/15/2018

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