Bill Garrett Davidson County
Batch# 119353 DEEDWARR
07/23/2018 02:53:16 PM 2 pgs
Fees: $13.00 Taxes: $1,023.05

20180723-0071661

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$275,000.00~~ $276,500.00

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2018.

Notary Public

My commission expires: 1/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alex Ruiz	new owner	**049-10-0-A-049.00**
713 Preservation Way		
Nashville, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Andrew R. Shebelut

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alex Ruiz, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Parrmely Cove, Phase II, of record in Instrument No. 20150727-0073286, having been corrected to read Parmley Cove, Phase II, by Surveyor's Certificate of Correction of record in Instrument No. 20151228-0132016, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same propert conveyed to Andrew R. Shebelut, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated September 16, 2016, of record in Instrument No. 20160920-0098797, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 5596, Page 797, said Register's Office.

HOA Charter of record in Instrument No. 20130925-0100584, said Register's Office.

Storm Water Maintenance Agreement of record in Instrument No. 20110308-0018355, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 713 Preservation Way, Nashville, TN 37189.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

By Lisa Seiner as attorney in fact

Andrew R Shebelut Date: 7-13-18

Andrew Shebelut
By Lisa Seiner, Attorney In Fact

_____ Date:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lisa Seiner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Andrew Shebelut. and that she is authorized by Andrew Shebelut. to execute this instrument on his behalf.

Witness my hand and seal at Nashville, TN, this 26th day of June, 2018.

Notary Public

My commission expires:
NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY