Bill Garrett Davidson County
Batch# 128874 DEEDWARR
08/14/2018 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20180814-0080257

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $418,000.00

Affiant

Subscribed and sworn to before me, this 10th day of August, 2018.

Notary Public
My commission expires: 10-26-19

05-1807-67324

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Pavel Terselich	New Owner	082-07-0-G 002.00CO
717 Stockell Street		
Nashville TN 37806		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Radford and Brenton Harrison**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Pavel Nicholas Terselich, an unmarried man,** hereinafter called the Grantees, their successors 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 Unit No. 715B, together with the appurtenant interest in the common elements of The Homes of 715 Stockell Street, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20160831-0091270, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration.

Being part of the same property conveyed to CAL-TEN, INC. by Warranty Deed from Wayne E. Barry, Wilbon R. Anthony, Marshall Anthony, Franklin Anthony, Lorenzia Anthony Spicer, Stanley Anthony, Sandra Anthony, Bernice Anthony Spann, Russell Anthony, Paula Anthony Shepherd and Glenda Anthony Hampton, dated August 28, 2015, recorded September 1, 2015, of record in Instrument No. 20150901-0088723, as corrected by Scrivener's Affidavit of record in Instrument No. 20151015-0104834, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to 715 Stockell Street, LLC, a Tennessee limited liability company by Quitclaim Deed from CAL-TEN, INC., a Tennessee corporation, dated August 8, 2016, recorded August 25, 2016, of record in Instrument No. 20160825-0088977, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to William Radford and Brenton Harrison by Warranty Deed from 715 Stockell Street, LLC, a Tennessee Limited Liability Company, dated April 17, 2017, recorded April 19, 2017, of record in Instrument No. 20170419-0038319, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 717 Stockell Street, Nashville, TN 37806.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 10th day of August, 2018.

William Radford

Brenton Harrison

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William Radford and Brenton Harrison**, 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 in ~~Goodlettsville~~ Hendersonville, TN, this 10th day of August, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

BRANDON W. LIPPMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, MARY SCHNEIDER, 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.

Signature

State of PENNSYLVANIA

County of PHILADELPHIA

Personally appeared before me, SARAH M. CARLIN, a notary public for this county and state, MARY SCHNEIDER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/26/2020.

Notary's Seal (If on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH M. CARLIN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires August 26, 2020