THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180817301

Bill Garrett Davidson County
Batch# 133797 **DEEDWARR**
08/27/2018 12:39:46 PM 2 pgs
Fees: $13.00 Taxes: $2,327.30

20180827-0084685

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $629,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of August, 2018.

Notary Public
My Commission Expires: 1-8-19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Catherine Elizabeth Chang and Mikail Rubinov 2129 Bernard Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104-11-0-352.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melinda Poe Morris, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine Elizabeth Chang and Mikail Rubinov**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 36, as shown on the map entitled St. Bernard Place, of record in Plat Book 161, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MELINDA S. POE, by deed from DAN ORSBORN and wife, CAROL ORSBORN, of record in Instrument No. 20040901-0105648, dated August 26, 2004, said Register's Office. Melinda S. Poe having since married and is now known as Melinda Poe Morris.

Daniel Lynn Morris joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 104-11-0-352.00.

Matters shown on the Plan of record in Plat Book 161, page 171, said Register's Office.

This is improved property located at 2129 Bernard Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of August, 2018.

Melinda Poe Morris

Daniel Lynn Morris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melinda Poe Morris and Daniel Lynn Morris, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY