Karen Y Johnson Davidson County
Batch# 142788 DEEDWARR
09/19/2018 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $712.25
20180919-0092890

THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee)
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is: $192,500.00

Affiant

Subscribed and sworn to before me, this 17th day of September 2018.

Notary Public
My Commission Expires: 9/7/2020

KENDALL CONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Nancy Hoffman 7007 Lenox Village Dr, #D-7 Nashville, TN 37211	New Owner	Tax Parcel ID No. 172-12-0D-037.00 CO,

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZORAYR KARAPETYAN N/K/A ZORRO SERGEYEVICH KARAPETYAN, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NANCY HOFFMAN, A SINGLE WOMAN,** ("Grantee"), her 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 Unit No. D-7 on the Plan of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Zorayr Karapetyan, unmarried from Bruce Poag and wife, Melinda Poag by Warranty Deed dated August 26, 2014 of record in Instrument No. 201408280078856, said Register's Office.

This is improved property commonly known as: **7007 LENOX VILLAGE DR, #D-7, NASHVILLE, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenant that he has 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 bind himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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.

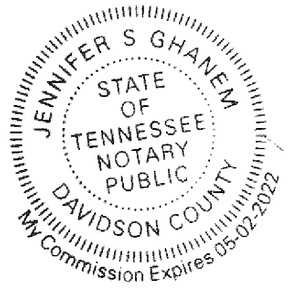
IN WITNESS WHEREOF, Grantors have executed this instrument on this 17th day of September, 2018.

ZORAYR KARAPETYAN
N/K/A ZORRO SERGEYEVICH KARAPETYAN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ZORAYR KARAPETYAN N/K/A ZORRO SERGEYEVICH KARAPETYAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

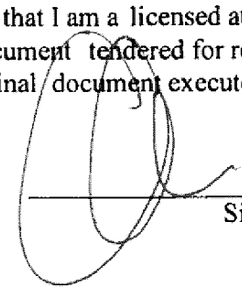
Witness my hand and official seal at office this 17th day of September, 2018.



Notary Public
My Commission Expires: _____

True Copy Certification

I, Elizabeth Preston, 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.

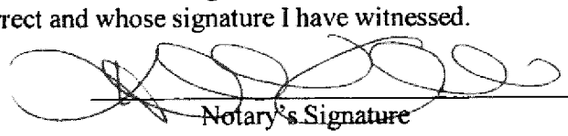


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

