WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 148141 DEEDWARR
10/03/2018 08:10:06 AM 2 pgs
Fees: $13.00 Taxes: $899.10

20181003-0097955

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

Y-FSBO-18-253

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gregory H. Asadourian and Jodi F. Asadourian	**New owner**	
(NAME)	(NAME)	**119-14-0-011.00**
2113 Ashwood Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATHERINE MICHELLE DENTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGORY H. ASADOURIAN AND JODI F. ASADOURIAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lots 23 and 24 of Block "E" on the Map of Woodbine Courts, Part 2, not of record.

Said parts of lots front 75.0 feet on the Southerly side of Collier Avenue and runs back between parallel lines 155.5 feet to a dead line in the rear, measuring 75.0 feet thereon, the Northwesterly corner of said tract, being a point in the Southerly margin of Collier Avenue 578.9 feet Easterly from a monument at the beginning of a curve in the Southeasterly intersecting corner of Collier Avenue and Simmons Street. Said tract consisting of the Westerly 30.0 feet of Lot 23 and the Easterly 45.0 feet of Lot 24, Block "E" on the map of said unrecorded subdivision.

Being the same property conveyed to Catherine Michelle Denton by Warranty deed from Debra A. Whitaker, now known as Debra W. Akin and husband R. Houston Akin of record in Instrument No. 20150617-0057602 Register's Office for Davidson County, Tennessee, dated June 08, 2015 and recorded on June 17, 2015.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 50, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **253 Collier Ave, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF SEPTEMBER, 2018.

Catherine Michelle Denton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE MICHELLE DENTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of September, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212