WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152802 **DEEDWARR**
10/19/2018 02:29:27 PM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20181019-0104004

File No. LG0004546

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/20/19
(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marnae L. Salampessy	Same as New Owner	082-03-0-184.00
(NAME)	(NAME)	
1118 Stockell Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Christopher J. Cook and Eugenia A. Izmaylova, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marnae L. Salampessy, a single woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 100, THE BENEDICT LAND CO'S SUBDIVISION OF THE LINDSLEY TRACT, as shown on plat of record in Plat Book 332, Page 40, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher J. Cook and Eugenia A. Izmaylova, Husband and Wife, by Warranty Deed from Michael Goetzman, unmarried and Elizabeth Goetzman, unmarried, of record in Instrument No. 20140812-0072633, in the Register's Office of Davidson County, Tennessee, dated July 31, 2014 and recorded August 12, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations and (2) all matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1118 Stockell Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 16th day of October, 2018.

Christopher J. Cook

Eugenia A. Izmaylova

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher J. Cook and Eugenia A. Izmaylova, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 16th day of October, 2018.

MISTIE T. RIVERA
Notary Public - State of Florida
Commission # FF 203567
My Comm. Expires Feb 25, 2019

Notary Public

My commission expires: 2/25/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206