WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153459 DEEDWARR
10/23/2018 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20181023-0104968

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$145,000.00.**

Affiant

Subscribed and sworn to before me this 19 day of October, 2016.

Notary Public

My Commission expires: 8-16-2020

(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC GREENE-ELROD RUTHERFORD COUNTY My Commission Expires 08-16-2020

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Anya Kovalchuk	New Owner	162-01-0C-049.00CO
615 Hickory Glade Court		
Nashville, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William Boyd Garrett, unmarried, a/k/a William Boyd Garrett, Jr., unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anya P. Kovalchuk, an unmarried woman, and Denis Usatenko, an unmarried man, as joint tenants with rights of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain Planned Unit Development in Davidson County, Tennessee, being Lot No. 49 on the plan of Phase 2, Hickory Glade, of record in Book 6250, page 888, as amended in Book 6900, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Garrett, by deed from Fannie Mae a/k/a Federal National Mortgage Association, on September 25, 2014, of record in Instrument Number 20140926-0089056, Register's Office for Davidson County, Tennessee. And further conveyed is all marital interest in said property to William Boyd Garrett by Quitclaim Deed from Julie Carrol Garrett, on September 10, 2015 of record in Instrument Number 20150910-0092052, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 6250, page 888, as amended in Book 6900, page 41, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6824, page 952; and book 6824, page 929; and Book 6898, page 896; and Book 6898, page 919; and book 6898, page 920; and Book 6957, page 473; and Instrument Number 20031223-0182416, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record in Book 6845, page 780, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 6898, page 921; and Book 6899, page 562; and Book 7260, page 72, Register's Office for Davidson County, Tennessee.

This is improved property known as: **615 Hickory Glade Court, Nashville, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 19, 2018.

William Boyd Garrett, Jr.

William Boyd Garrett
a/k/a William Boyd Garrett, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Boyd Garrett a/k/a William Boyd Garrett, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 19, 2018

My commission expires 11/6/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Kelly Greene Elrod, do hereby make an 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.

Kelly Greene Elrod, esq.
South Oak Title Nashville, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Cathey Bradford, a notary public for this county and state, Kelly Greene Elrod who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cathey Bradford
My Commission Expires: 7/8/19

