Karen Johnson Davidson County
Batch# 207792 DEEDWARR
03/20/2019 09:37:56 AM 2 pgs
Fees: $13.00 Taxes: $1,549.93

20190320-0025227

PREPARED BY:
BANKERS TITLE & ESCROW CO
3010 WEST END AVE

RETURN TO

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $418,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK190002TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mark L. Griffin, a married man as his sole and separate property	Mark L. Griffin, a married man as his sole and separate property	
(NAME) 401 Bowling Avenue	(NAME) 401 Bowling Avenue	104-13-0A-008.00-CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Eighteen Thousand Nine Hundred And No/100 Dollars ($418,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CONSTANCE A. SMITH, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK L. GRIFFIN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Building Site #8 also known as Unit #7 on the Plan of Richmeade Place, Section One of record in the Plat Book 4860, Page 44, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Constance A. Smith by Warranty deed from Yevgenly Vorobeychik and wife, Polina Vorobeychik of record in Instrument No. 20180614-0057209 Register's Office for Davidson County, Tennessee, dated June 13, 2018 and recorded on June 14, 2018

Being the same property conveyed to Yevgeniy Vorobeychik and wife, Polina Vorobeychik by Warranty deed from Virginia C. Love, Trustee of the Martin S. Martin, M.D. Irrevocable Trust, dated July 21, 1994 of record in Instrument No. 20140502-0037583 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 02, 2014.

unimproved ☐
This is improved ☒ property, known as 401 Bowling Avenue, Unit 7, Nashville, TN 37205
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Constance A. Smith, a single woman this 19 day of March, 2019.

Constance A Smith

Constance A. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19 day of March, 2019, before me personally appeared Constance A. Smith, a single woman to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 19 day of March, 2019.

Commission Expires: _____

Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022