Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2022TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,900.00.

Affiant

Karen Johnson Davidson County
Batch# 455305 **DEEDWARR**
08/12/2020 12:29:56 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20200812-0090017

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of August, 2020.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Vitaliy Shkvarets 340 Parmley Ln. Nashville, TN 37207	**SAME AS NEW OWNER.**	049-10-0A-093.00

WARRANTY DEED

FOR AND IN 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, WE, **Garrett Blackburn and Rachel Blackburn, Husband and Wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vitaliy Shkvarets** single man 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:

Property known as: 340 Parmley Ln., Nashville, TN 37207, County of Davidson

Being Lot No. 93 on the Plan of Parmley Cove, Phase One, as shown by plat of record in Instrument No. 20130417-0038081, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Garrett Blackburn and Rachel Blackburn, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation, T/A Fox Ridge Homes, dated 07/30/2014 and recorded 08/01/2014 in Instrument No. 20140801-0068898, said Register's Office.

Tax Map and Parcel ID: 049-10-0A-093.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 340 Parmley Ln., Nashville, TN 37207

LTE File No.: 20-2022TN

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 unemcumbered, 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 7th day of August, 2020.

Garrett Blackburn

Rachel Blackburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

On this 7th day of August, 2020, before me personally appeared **Garrett Blackburn and Rachel Blackburn**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 7th day of August, 2020.

Notary ~~Public~~

Commission Expiration: 03/07/2023

LTE File No.: 20-2022TN