# WARRANTY DEED

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$104,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **9TH DAY OF FEBRUARY, 1999**.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002.~~ 5-2-21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Vaso Puhalo** | **Franklin American Mortgage Company** | **161-6-78** |
| (NAME) **726 Huntington Parkway** | (NAME) **501 Corporate Center Drive #400** | |
| (ADDRESS) **Nashville, TN 37211** | (ADDRESS) **Franklin, TN 37067** | |
| (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, WE, **Vladimir Zkeltkov and wife, Natalya Zkeltkov**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vaso Puhalo and wife, Azra Puhalo**, 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:

BOOK 11336 PAGE 808

Land in Dvaidson County, Tennessee, being Lot No. 41 on the Plan of Huntington Park Section 1 of record in Plat Book 4175, Page 10, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Vladimir Zkeltkov and wife, Natalya Zkeltkov by deed of record in Book 9397, Page 515, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **726 Huntington Parkway, Nashville, TN 37211**
(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.

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

05478571
IDENTIF. + REFERENCE

99FEB 11 AM 8:50

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

4646 02/11 0101 03CHECK 399.

Witness **my/our hand(s)** this **9th day of February, 1999**.

Vladimir Zkeltkov

Natalya Zkeltkov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11336 PAGE 809

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Vladimir Zheltkov and wife, Natalya Zheltkov the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2/9/99.

Commission expires: 5-26-2002

Notary Public

ELIZABETH E TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

# OFFICIAL RECEIPT

**BILL GARRETT**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11336 PAGE 810

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

0547857

IDENTIF. ↑ REFERENCE

99 FEB 11 AM 8:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
104900.00
CON TX 388.13
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 399.13
CHECK 399.13

02/11/99 01 08:49 0001 4646

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1423925