WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$35,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF **DAY OF APRIL, 2000.**

Notary Public

MY COMMISSION EXPIRES:. (AFFIX SEAL)

ROBERT L. SCOGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 24, 2001

Instr:200005010043085 Page: 1 OF 2
REC'D FOR REC 05/01/2000 2:30:05PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $129.50

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Armen Masrejian	**SAME**	**171-08C-11CO**
(NAME)	(NAME)	
5108 Whitaker Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Valery Dikhtyar and and wife, Liya Dikhtyar**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Armen Masrejian and wife, Olga Masrejian**, 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 Lot No. 11 on the Plan of Williamsburg at Brentwood, Section 2 of record in Book 9700, page 692, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Valery Dikhtyar and wife, Liya Dikhtyar by deed from Randall Phillips Homes, LLC of record in Book 11480, page 417, Register's Office for Davidson County, Tennessee.

This is conveyance is subject to (a) 2000 real property property taxes which have been prorated and assumed by the grantee(s); all matters appearing on the plan of record in Book 9700, page 692, said Register's Office; and (c) restrictive covenants of record in Book 9931, page 627, Book 10301, page 182, Book 10640, page 953, Book 10301, page 182, Book 10640, page 953, and Book 10853, page 518, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as **5834 Petersburg Lane, Brentwood, TN 37027**
(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/our hand(s) this 28th day of April, 2000.

Valery Dikhtyar

Liya Dikhtyar

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named **Valery Dikhtyar and Liya Dikhtyar,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of April, 2000.

Commission expires:

ROBERT L. SCRUGGS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 24, 2001

Notary Public