WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00**

Michael W. Dubov
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2001.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 7/26/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Dubov	**Michael W. Dubov**	**91-15-280**
(NAME)	(NAME)	
4905 Elkins Avenue	**4905 Elkins Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37209**	
(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, **JOHN EDWARD BURNS, MARYANNE BURNS KEEL, EILEEN BURNS WELLS, JEANNE BURNS ARNOLD, RITA BURNS OAKLEY, JOSEPH P. BURNS, MICHAEL W. BURNS AND CATHERINE BURNS DOBBS., Sole Heirs at Law of Anne Tuohy Burns,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL W. DUBOV AND WIFE EYKE K. DUBOV,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND INDAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the easterly 50 feet of the Westerly 200 feet of the Northerly 180 feet of Block No. 35 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for said County. Said part of Block No. 35 fronts 50 feet on the Southerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines, 180 feet to an alley.

Being the same property conveyed to James L. Burns and wife, Anne Tuohy Burns by deed from Wilma Jane Chambliss, Trustee, of record in Book 1560, Page 333 Register's Office for Davidson County, Tennessee. The said James L. Burns have predeceased his wife who then died intestate, the Grantors hereinabove named being Anne Tuohy Burns sole heirs-at-law.

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

unimproved ☐
This is improved ☒ property, known as **4905 Elkins Avenue, Nashville, TN 37209**
(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 our hands this 27th day of February, 2001.

Maryanne Burns Keel
Maryanne Burns Keel

Eileen Burns Wells
Eileen Burns Wells

By: John Edward Burns
John Edward Burns

Jeanne Burns Arnold
Jeanne Burns Arnold

Rita Burns Oakley
Rita Burns Oakley

Joseph P. Burns

Davidson County DEEDWARR
Recvd: 03/19/01 13:33 2pgs
Fees:11.00 Taxes:444.00
20010319-0026029

Joseph P. Burns

Michael W. Burns

Michael W. Burns

Catherine Burns Dobbs

Catherine Burns Dobbs
By: John E. Burns, her Attorney-In-Fact

By: John Edward Burns, Her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Edward Burns, Maryanne Burns Keel, Eileen Burns Wells, Jeanne Burns Arnold, Rita Burns Oakley, and Joseph P. Burns, and Michael W. Burns, 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 27th day of February, 2001.

Commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Edward Burns with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named Catherine Burns Dobbs and being authorized to act on behalf of said person, he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 2001.

Commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public