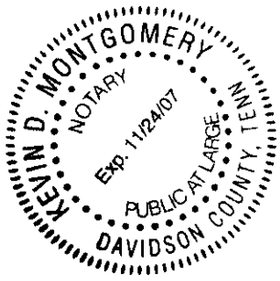
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Yuliya I. Gulmi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yuliya I. Gulmi	Regions Mortgage	Map 131-11
(NAME) 4521 Belmont Park Terrace	(NAME) P. O. Box 11026	Parcel 24
(ADDRESS) Nashville, TN 37215	(ADDRESS) Orange, CA 92856	
(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 FLOREK AND WIFE, CATHY A. FLOREK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YULIYA I. GULMI AND HUSBAND, BRADFORD GULMI,** 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. 45 on the Plan of Seven Hills, Section 1, of record in Plat Book 2133, pages 81 and 82, 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 John Florek and wife, Cathy A. Florek, by deed dated March 22, 1996 from David P. Dempsey and wife, Douglas D. Dempsey, of record in Book 9992, page 87, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2133, pages 81-82, said Register's Office; and (c) restrictive covenants of record in Book 2249, page 184, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4521 Belmont Park Terrace, Nashville, TN 37215

(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 15th day of September, 2004.

John Florek

Cathy A. Florek

Davidson County DEEDWARR
Recvd: 09/16/04 10:34 2pgs
Fees:13.00 Taxes:1387.50

20040916-0111553

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 Florek and Cathy A. Florek , the bargainor, 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 15th day of September, 2004.

Notary Public

