WARRANTY DEED

HEATHER M. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$50,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **9TH DAY OF DECEMBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: **September 22, 2007.**
(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
Valery Dikhtyar	New Owner	**119-07-0 008.00**
(NAME)	(NAME)	
724 Old Glenrose		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37129-8169		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/27/05 11:52 2 pgs
Fees:13.00 Taxes:185.00
20051227-0153819

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, **Norman A. Ritchie and wife Betty M. Ritchie**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Valery Dikhtyar**, 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. **2** on the Plan of **Crescent Heights**, of record in Book **3106**, Page **145**, Register's Office for said County,

Beginning at a concrete monument on the northeast margin of Old Glenrose Avenue; thence along said margin north 62° 4.4' west 51.3 feet to a point, north 59° 09' west 114.3 feet to a point, said point being the common corners between lots 1 and 2; thence with line between said two lots north 28° 13' east 169.2 feet to a point; thence south 15° 22' east 239.8 feet to the point of beginning.

Being the same property conveyed to **Norman A. Ritchie and wife Betty M. Ritchie** by deed of record in Book 4710, Page 737, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **724 Old Glenrose, Nashville, TN 37129-8169**

(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 9th day of December, 2005.

Norman A. Ritchie

Betty M. Ritchie

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 Norman A. Ritchie, and wife Betty M. Richie the bargainor(s), 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 Antioch, Tennessee, this 9th day of December, 2005.

Commission expires: 9/22/07

Notary Public

