BOX 13
# 10857

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 7.25.09

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nozhdar Dosky | Nozhdar Dosky | 161-6-255 |
| (NAME) | (NAME) | |
| 668 Huntington Ridge Drive | 668 Huntington Ridge Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | 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, United Guaranty Residential Insurance Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nozhdar Dosky, unmarried and Bizhar Dosky, and wife, Norhan Piro, 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. 4 on the Plan of Huntington Park, Section 5, of record in Book 4660, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to United Guaranty Residential Insurance Company, by deed of record in Instrument No. 20060222-0020648, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of United Guaranty Residential Insurance Company by Candice Miller, Director of Goodman Dean Corporate Real Estate Services as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060222-0020647, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 668 Huntington Ridge Drive, 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.

Davidson County DEEDWARR
Recvd: 02/22/06 11:17 2 pgs
Fees:13.00 Taxes:525.40

20060222-0020649

Witness my hand this ~~20th~~ 21 day of December, 2005.

United Guaranty Residential Insurance Company

By: Candice Miller

Candice Miller, Director of Goodman Dean Corporate Real Estate Services, Attorney-in-fact for United Guaranty Residential Insurance Company

STATE OF CALIFORNIA

COUNTY OF ORANGE

On this the ~~20th~~ 21st day of December, 2005, before me personally appeared Candice Miller, Director of Goodman Dean Corporate Real Estate Services, the person who executed the foregoing instrument on behalf of United Guaranty Residential Insurance Company and who acknowledged that she executed the same as the free act and deed of the said United Guaranty Residential Insurance Company, through Power of Attorney granted her by the said United Guaranty Residential Insurance Company.

Witness my hand and official seal at 4281 Katella Ave Los Alamitos, California this 20th day of December, 2005.

Commission expires:

PHYLLIS B. BARTH
COMM. #1524136
Notary Public-California
ORANGE COUNTY
My Comm. Exp. Nov 2, 2008

Phyllis B Barth

Notary Public