# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/06 09:11 1 pgs
Fees:13.00 Taxes:492.10

20060718-0086172

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$133,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-21-09 (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 |
|---|---|---|
| **Nina A. Verguleva** | **Bank of America** | **52-8-A-254CO** |
| (NAME) | (NAME) | |
| **932 Santa Maria Cove** | **414 Union Street** | |
| (ADDRESS) | (ADDRESS) | |
| **Madison, TN 37115** | **Nashville, TN 37289** | |
| (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, **Elizabeth A. Mekina, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nina A. Verguleva**, 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. 78 on the Plan of Heron Walk, Section 4, Phase 2 of record in Plat Book 9700, page 687, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Elizabeth A. Mekina, unmarried from Robert T. Slack, unmarried by deed dated September 2, 2003, recorded in Instrument No. 20030910-0131792, Register's Office for Davidson County, Tennessee.

Subject to restrictions, easements, covenants, and/or rights-of-way of record, if any, and current years taxes.

unimproved ☐

This is improved ☒ property, known as **932 Santa Maria Cove, Madison, TN 37115**

(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 hand this 14th day of July, 2006.

Elizabeth A. Mekina

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 Elizabeth A. Mekina, unmarried, 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 14TH DAY OF JULY, 2006.

Commission expires: 3-21-09

Notary Public