Davidson County DEEDWARR
Recvd: 09/11/06 11:59 2 pgs
Fees:13.00 Taxes:665.63

20060911-0112053

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Simon Yanovsky
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2006.

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Vlad Yanovsky	Bank of America	091-15-0
5201 Elkins Avenue	2000 Clayton Road Building D2	GROUP
Nashville, Tennessee 37209	Concord, California 94520	PARCEL 126.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Nine Thousand Nine Hundred Dollars and Zero Cents ($179,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Susan Henderson, unmarried, and Dorothy Desoyners, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Vlad Yanovsky, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the easterly 50.0 feet of the northerly 180.0 feet of Block No. 12 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 12 fronts 50.0 feet on the southerly side of Elkins Avenue and extends back between parallel lines with the westerly margin of 52nd Avenue, North, 180.0 feet to an alley.

BEING the same property conveyed to Susan Henderson and Dorothy Desoyners, both unmarried, as tenants in common with right of survivorship, by deed dated August 10, 2005, from Donna F. Waggoner, unmarried, of record as Instrument No. 20060816-0100926 in the Register's Office for Davidson County, Tennessee.

Susan Henderson is executing this deed as the Attorney-in-Fact for Dorothy Desoyners per that certain Power of Attorney of record as Instrument No. 20060816-0100925 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 5201 Elkins Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 8th day of September, 2006.

Dorothy Desoyners

By: Susan Henderson

Susan Henderson, Attorney in Fact

Susan Henderson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Susan Henderson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of September, 2006.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, Susan Henderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dorothy Desoyners, and acknowledged that she executed the same as the free act and deed of the said Dorothy Desoyners.

Witness my hand and official seal at Nashville, Tennessee this 8th day of September, 2006.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY