WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 10/13/06 09:46 2 pgs
Fees:13.00 Taxes:355.20

20061013-0127247

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

1 D-0811

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaTresa Orndoff	Primary Residential Mortgage	136-10-0-B-054.00 CO
(NAME)	(NAME)	
3550 Seneca Forest Drive Unit 36	4150 West Wiley Post Way #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Salt Lake City UT 84116	
(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, Denis Pavlichenko and wife, Svetlana Pavlichenko, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LaTresa Orndoff, unmarried HEREINAFTER CALLED THE GRANTEE, HER 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 a Condominium parcel known as Unit 36, of the Priest Lake Forest, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated as established in the Master Deed establishing a Horizontal Property Regime of record in Master Deed in Book 5931, page 645, together with all amendments thereto, and according to a Condominium Site Plan, Lots 21-40, Section Five, Priest Lake Forest, of record in Plat Book 5200, page 626, amended in Book 5200, page 627, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of subject lot.

Being the same property conveyed to Denis Pavlichenko and wife, Svetlana Pavlichenko by deed from Household Financial Center, Inc. dated December 7, 2005 of record in Instrument No. 20051227-0153298, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3550 Seneca Forest Drive Unit 36, Nashville, TN 37217
(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 25th day of September, 2006.

Denis Pavlichenko

Svetlana Pavlichenko

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 Denis Pavlichenko and Svetlana Pavlichenko the bargainor (s), 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 25th day of September, 2006.

Commission expires: 11/10/08

Notary Public

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027