WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/06 14:14 2 pgs
Fees:13.00 Taxes:936.10
20061215-0154916

BRYAN D. SPICER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires October 25, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sergey V. Ryzhov	New Owner	155.08-0C-76.00-CO
(NAME)	(NAME)	
7200 Poplar Creek Trace		
(ADDRESS)	(ADDRESS)	
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, **Carson P. Kemp and and wife, Jennifer C. Kemp (formerly Jennifer C. Hancock)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sergey V. Ryzhov and wife, Larisa M. Ryzhova,** 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. 76 on the Plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, as amended in Plat Book 7900, pages 888-889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carson P. Kemp and wife, Jennifer C. Hancock by Deed from Wayne L. Robbins, Jr. and wife, Gena K. Robbins, of record in Instrument No. 20040803-0093092, dated July 30, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Taxes for the year 2006, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Book 6900, pages 339-347, as amended in Plat Book 7900, pages 888-889; restrictions of record in Book 5349, page 921, Book 6474, page 346, Book 6486, page 587, Book 6804, page 536, Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33, Book 9472, page 824; Charter of record in Book 7120, page 125; Conveyance of Common Area of record in Instrument No. 2001 101701 13305; Storm Water Detention Agreement of record in Book 7099, page 299; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7200 Poplar Creek Trace, 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.

Witness our hands this 14th day of December, 2006.

Carson P. Kemp

Jennifer C. Kemp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Carson P. Kemp and Jennifer C. Kemp, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of December, 2006.

Notary Public

My Commission Expires:

