WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

My Commission Expires FEB. 10, 2008

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD R. GIBBS, JR.	PrimeTrust Bank	Map 128-14/Parcel 122.00
(NAME)	(NAME)	
8073 Regency Dr.	P.O. Box 210618	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, **FILIPP SHRAYBMAN, a/k/a PHILLIP SHRAYBMAN and wife, ZHANETA SHRAYBMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD R. GIBBS, JR., a single male**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 44 on the Plan of Harpeth Park, Sections 2 and 3, Revision of Lots 44 and 45, as of record in Book 4060, page 153, 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 Filipp Shraybman and wife, Zhaneta Shraybman by deed of record in Book 5964, page 976, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

Filipp Shraybman and Phillip Shraybman are one and the same person.

unimproved ☐

This is improved ☒ property, known as 8075 REGENCY DRIVE, NASHVILLE, TN 37221

(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 15th day of February, 2007.

Davidson County DEEDWARR
Recvd: 02/20/07 15:42 2 pgs
Fees:13.00 Taxes:547.23

20070220-0021062

FILIPP (a/k/a PHILLIP) SHRAYBMAN

ZHANETA SHRAYBMAN

STATE OF TENNESSEE

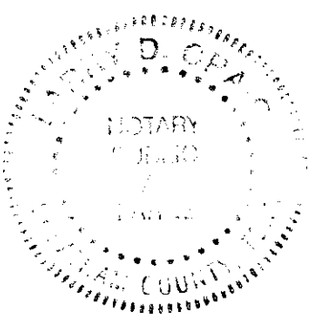
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Filipp a/k/a Phillip Shraybman and wife, Zhaneta Shraybman, 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 15th day of February, 2007.

Commission expires: February 10, 2008

Larry D. Craig Notary Public



My Commission Expires FEB. 10, 2008