Davidson County DEEDWARR
Recvd: 03/22/07 09:12 2 pgs
Fees:13.00 Taxes:762.20

20070322-0034704

**RECORD AND RETURN TO:**
**AMERICAN TITLE COMPANY, INC.**
**925 INDUSTRIAL DRIVE**
**OLD HICKORY, TN 37138**

# WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires JULY 22, 2009

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS**
**$ 206,000.00**

Affiant

**SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of March, 2007**

Notary Public

**MY COMMISSION EXPIRES:**_____

**THIS INSTRUMENT WAS PREPARED BY**
**AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Andriy Saldayev**<br>**6532 Chessington Dr.**<br>**Nashville, TN 37221** | **New Owner** | **155 8C 18.00** |

FOR AND IN 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,

**Alex Prizount and wife, Alla Prizount**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Andriy Saldayev, a single man**

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. 18 on the plan of Poplar Creek Estates, Phase 2, of record in Book 6900, Page 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.**

**Being the same property conveyed to Alex Prizont and Alla Prizont by Warranty Deed from James K. Dean, Jr. d/b/d James Dean Construction dated 09/20/94 and filed for record on 09/22/1994 of record in Book 9472, Page 75, said Register's Office for Davidson County, Tennessee.**

Unimproved ( )

This is improved ( X) property known as **6532 Chessington Dr., Nashville, TN 37221**

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 March, 2007.

**Alex Prizount**

**Alla Prizount**

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 **Alex. Prizount** and wife, **Alla Prizount** the bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of March, 2007.

Commission Expires: _____

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 22, 2009