Box 8

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$317,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isabel Bard and Mildred J. Anderson	**U. S. Bank Home Mortgage**	**91-15-280**
(NAME)	(NAME)	
4905 Elkins Ave.	**4801 Frederica Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Owensboro, KY 42301**	
(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, **MICHAEL W. DUBOV AND WIFE, EYKE K. DUBOV**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ISABEL BARD, MILDRED J. ANDERSON AND KENDALL BARD**, 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 the easterly 50 feet of the Westerly 200 feet of the Northerly 180 feet of Block No. 35 on the Plan of Charlotte Park Company's First Addition to Nashville as of record in Book 57, page 103, Register's office for said County. Said Part of Block No. 35 fronts 50 feet on the Southerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Michael W. Dubov and wife, Eyke K. Dubov by deed dated February 27, 2001 from John Edward Burns, Maryanne Burns Keel, Eileen Burns Wells, Jeanne Burns Arnold, Rita Burns Oakley, Joseph P. Burns, Michael W. Burns and Catherine Burns Dobbs, sole heirs at law of Anne Tuohy Burns, of record in Instrument No. 20010319-0026029, said Register's Office.

This conveyance is subject to: Taxes for 2007 and subsequent years; All matters shown on the Plan of Record in Book 57, page 103, said Register's Office

unimproved ☐

This is improved ☒ property, known as **4905 Elkins Ave., Nashville, TN 37209**

(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 27th day of April, 2006.

Davidson County DEEDWARR
Recvd: 05/01/07 14:48 2 pgs
Fees:13.00 Taxes:1172.90
20070501-0051983

Michael W. Dubov

Eyke K. Dubov

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 Michael W. Dubov and wife, Eyke K. Dubov, the bargainors, 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 27TH DAY OF APRIL, 2006.

Commission expires:



My Commission Expires JULY 21, 2007

Notary Public