(3)

WARRANTY DEED **10815**

Davidson County DEEDWARR
Recvd: 09/10/07 10:39 2 pgs
Fees:13.00 Taxes:665.63
20070910-0108126

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$179,900.00**

John B Susemon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **5TH DAY OF SEPTEMBER, 2007**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 1/26/2008

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anatolij Omeljancuk	New owner	**176-01-0-A 099.00CO**
(NAME)	(NAME)	
7009 Hickory Pass Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Michelle L. Jacklin and husband Ralph B. Jacklin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anatolij Omeljancuk, married and Adrian Omeliancuk, unmarried, and Vladimir Omeljancuk, unmarried**, 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. **99** on the Plan of **The Estates of Hickory Woods**, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Michelle L. Jacklin** by deed of record in Instrument 20020813-0097654, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **7009 Hickory Pass Lane, Antioch, TN 37013**

(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 **my/our hand(s)** this **5th day of September, 2007**.

Michelle L. Jacklin by Brenda Wilson-~~Lowry~~ Lowery POA

Ralph B. Jacklin by Brenda Wilson-~~Lowry~~ Lowery POA

State of Tennessee County of Rutherford

On this 4th day of September, 2007 before me personally appeared Brenda Wilson-~~Lowry~~ Lowery, the person who executed the foregoing instrument on behalf of Ralph B. Jacklin and Michelle L. Jacklin, and acknowledged that she executed the same as the free act and deed of the said Ralph B. Jacklin and Michelle L. Jacklin, through Power of Attorney granted Brenda Wilson-~~Lowry~~ Lowery, by the said Ralph B. Jacklin and Michelle L. Jacklin.

Notary Public

Commission Expires: 7/16/11

HEATHER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY