Davidson County DEEDWARR
Recvd: 11/02/07 13:50 2 pgs
Fees:13.00 Taxes:573.50
20071102-0129581

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $155,000.00

Subscribed and sworn before me this the 26th day of October, 2007.

Affiant

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

WARRANTY DEED

700703

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Vlad S. Kushmanyan
Larisa A. Kushmanyan
613 Barlin Drive
Nashville,TN 37221

Send tax bills to:
New South Federal Savings Bank
P.O. Box 202028
Florence, SC 29502-2028

Map 142-10-B, Parcel 82 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Elina Kushmanyan, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Vlad S. Kushmanyan and wife, Larisa A. Kushmanyan

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 82 on the Plan of Belle Pointe, Phase II of record in Plat Book 6250, Page 797, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to Elina K. Kushmanyan, unmarried from Cynthia W. Bowers, an unmarried man by deed dated 9/18/06 of record in Instrument No. 20060919-0116015, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 613 Barlin Drive, Nashville, TN, 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 29th day of October, 2007.

Elina Kushmanyan

STATE OF California
COUNTY OF Solano

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Elina Kushmanyan , , 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 this 29th day of October, 2007.

My commission expires: JAN. 22. 2009

Kulwinder K. Atwal
Notary Public

NVR 1 KULWINDER K. ATWAL NVR 1
COMM. # 1546508
NOTARY PUBLIC – CALIFORNIA
SOLANO COUNTY
My Comm. Expires JAN 22, 2009