Davidson County DEEDWARR
Recvd: 01/17/08 10:41 2 pgs
Fees:13.00 Taxes:1202.50

20080117-0005369

WARRANTY DEED

G-VR-07-6736

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

Subscribed and sworn to before me this 11th DAY OF January, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-14-2011
(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Alex Lavrin	New Owner	
6736 Christiansted Lane	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		172-10-B-30.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEREMY G. MILOSE AND WIFE, JENNY MILOSE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALEX LAVRIN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 30, CHRISTIANSTED VALLEY, PHASE 2, REVISION 1, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20010209-0012854, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JEREMY G. MILOSE BY WARRANTY DEED FROM TOUCHSTONE BUILDERS, INC., RECORDED ON THE 10TH DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031010-0150549, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JENNY MILOSE JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD AS INSTRUMENT NUMBER 20010111-0003575; 20010209-0012854; 19991221-0305559; 20000728-0074515; 20070206-0015266; 19991221-0305561; 20050516-1154926, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 6736 Christiansted Lane, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 11th day of January, 2008.

Jeremy G. Milose

Jenny Milose

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy G. Milose ~~and Jenny Milose,~~ the within named bargainor, 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 the 11th day of January, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC
ADAM LAFEVOR

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

STATE OF Tennessee
COUNTY OF Davidson

On This the 11th day of January, 2008, before me personally appeared Jeremy Milose to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jenny Milose and who acknowledged he executed the same as the free act and deed of the said Jenny Milose.

Witness my hand and official seal, this the 11th day of January, 2008.

Notary Public

My Commission Expires: 11/22/08

DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC
ADAM LAFEVOR