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Davidson County DEEDWARR
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20090313-0022729

This instrument prepared by:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Ste 200
Nashville, Tennessee 37215

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Lek E. Kapshtica	(NAME) Provident Funding Associates	75-12-E-36.00CO
(STREET ADDRESS OR ROUTE NUMBER) 1220 Lilac Drive	(STREET ADDRESS) 1101 Kermit Drive S-607	
(CITY) Hermitage, (STATE) TN (ZIP) 37076	(CITY) Nashville, (STATE) TN (ZIP) 37217	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Stephen L. Simons and Ashley Simons, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Lek E. Kapshtica and Albina Kapshtica, husband and wife the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $281,500.00

Affiant _____

Subscribed and sworn to before me this the 5th day of March 2009

Notary Public _____

My commission expires: 11/22/2010 (Affix Seal)

THERESA E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

This is unimproved ( ), known as 1220 Lilac Drive, Hermitage, TN 37076
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 9th day of January, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Stephen L. Simons

Ashley Simons

STATE OF TN.
COUNTY OF Williamson

Personally appeared before me, Kitty Dryden, a Notary Public in and for said County and State, Stephen L. Simons, the within named bargainor husband (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2009.

Notary Public
(This area for official notarial seal)
My Commission Expires: My Commission Exp 11/18/09

KITTY W. DRYDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TN.
COUNTY OF Williamson

Personally appeared before me, Kitty Dryden, a Notary Public in and for said County and State, Ashley Simons, the within named bargainor wife (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2009.

Notary Public
(This area for official notarial seal)
My Commission Expires:

KITTY W. DRYDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Exp. 11/18/09

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 15 on the First Revision Final Plat of Blossom Trace, of record in Instrument No. 200109200101745, as corrected in Surveyor's Certificate of Correction of record in Instrument No. 200110250116872, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen L. Simons, married by deed from Blossom Trace, LLC, of record in Instrument No. 20050602-0062812, Register's office for Davidson County, Tennessee, dated May 27, 2005.