THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 09021282

BILL GARRETT, Davidson County
T20090017986 DEEDWARR
Recvd: 03/18/09 09:13 2 pgs
Fees:13.00 Taxes:806.60
20090318-0024242

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $218,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of March, 2009.

JENNA WILLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 10/17/09

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexander Tumanov and Yulia Tumanov 7816 Farmington Place Nashville TN 37221	New Owner	Tax Parcel ID No. 126150A01800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Dawson and wife, Gina Hendrix-Dawson** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Alexander Tumanov and wife, Yulia Tumanov,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Boone Trace of Biltmore, Phase One, a Planned Unit Development, of record in Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gina Hendrix, unmarried and John Dawson, unmarried by Warranty Deed from Corey D. Wall and wife, MaLissa Wall, recorded November 2, 2005 in Instrument No. 20051102-0132597, in the Register's Office, Davidson County, Tennessee.

The Grantors having since married and the said Gina Hendrix is now known as Gina Hendrix-Dawson.

This is improved property located at 500 Farmington Court Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of March, 2009.

John Dawson

Gina Hendrix-Dawson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Dawson and Gina Hendrix-Dawson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County