WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,425,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-7-2013

(AFFIX SEAL)

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradford C. Gulmi **Yuliya I. Gulmi**	**SAME**	**146-1-22**
(NAME) **970 Overton Lea Road**	(NAME)	
(ADDRESS) **Nashville, TN 37220**	(ADDRESS)	
(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, **Victor S. Johnson III and Christine Tyler**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradford C. Gulmi and wife, Yuliya I. Gulmi**, 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, described as follows, to wit:

Lot No. 1 on the Plan of the Resubdivision of Lot No. 8 Bridle Path Estates of record in Instrument Number 20090305-0019642, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Together with a permanent easement for residential purposes including the maintenance of a tennis court which easement was initially retained by the Grantor's predecessor-in-interest in Exhibit A of a Warranty Deed of record in Book 11247, Page 122 said Register's Office and subsequently shown on the plan of the resubdivision of Lot 7 Bridle Path Estates of record in Instrument Number 20051129-0143371 said Register's Office and also shown on the resubdivision of Lot 8 of Bridle Path Estates of record in Instrument Number 20090305-0019642 said Register's Office.

Being part of the same property conveyed to V. S. Johnson, Jr., by warranty deed from F. N. McNeill, Jr., Executor and Trustee of record in Book 1878, Page 638, Register's Office for Davidson County, Tennessee, and subsequently conveyed by the said V.S. Johnson, Jr., by quitclaim deed to V. S. Johnson, Jr., and wife, Nancy M. Johnson as Tenants-In-Common of record in Instrument No. 20050607-0065098 said Register's Office. V. S. Johnson, Jr., died testate on January 19, 2008, leaving a Last Will and Testament probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, referenced under Docket No. 08P-298. In the aforesaid Last Will Mr. Johnson devised a life estate in his one-half (1/2) undivided interest in the property herein described to his wife Nancy M. Johnson and devised the remainder interest in said property equally to his two (2) children Victor S. Johnson, III and Christine Tyler.

Nancy M. Johnson filed a Disclaimer in the probate estate of her deceased husband, of record in Instrument No. 20080613-0061082, Register's Office for Davidson County, Tennessee, disclaiming any and all beneficial interests in the herein described property thus allowing title to her deceased husband's one-half (1/2) undivided interest to pass to Victor S. Johnson, III and Christine Tyler. Subsequent, Nancy M. Johnson died testate on December 12, 2008 leaving a Last Will and Testament that was probated in the Seventh Circuit Seventh Circuit Court of Davidson County, Tennessee, Probate Division, referenced under Docket No. 09P-034. Under the terms of Mrs. Johnson's Last Will, her one-half (1/2) undivided interest in the herein described property was devised equally to her two (2) children Victor S. Johnson, III and Christine Tyler thus merging title of the entire fee simple estate in the said devisees who are named as Grantors in this instrument.

BILL GARRETT, Davidson County
Trans:T20090019095 DEEDWARR
Recvd: 03/23/09 14:25 2 pgs
Fees:13.00 Taxes:5272.50
20090323-0025994

This conveyance is subject to the following exceptions:

1. State and County Property taxes for 2009 which constitute a lien, but which are not yet due and payable.
2. Restrictive Covenants (unless expired) and easements contained in the Deed of record in Book 1878, Page 638, R.O.D.C.
3. Restrictive Covenants and easements contained in the deed of record in Book 11247, Page 122, R.O.D.C.
4. All matters shown on the Plan of the Resubdivision of Lot 8 Bridle Path Estates of record in Instrument Number 20090305-0019642 in said Register's Office including restrictions, easements for public utilities and drainage, minimum building setback lines, all notes and conditions listed on said Plan. This Plan voids, vacates and supersedes all matters pertaining to Lot 8 of the recorded subdivision Plat of Bridle Path Estates Block B on record in Plat Book 974, Page 78, Register's Office for Davidson County, Tennessee.
5. Easement from Victor S. Johnson, III and Christine J. Tyler to Bradford C. Gulmi and wife, Yuliya I. Gulmi relating to maintenance and repair of tennis court reflected on plan of the Resubdivision of Lot 8 Bridle Path Estates referenced above. Said Easement is being recorded contemporaneously herewith in Instrument Number 20090323-0025995, R.O.D.C.

unimproved ☐

This is improved ☒ property, known as **970 Overton Lea Road, Nashville, TN 37220**

(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 our hands this 23rd day of March, 2009.

Victor S. Johnson III

Christine Tyler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor S. Johnson, III and Christine Tyler, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23RD DAY OF MARCH, 2009.

Commission expires: 1-7-2013

Notary Public

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
January 7, 2013
STATE OF TENNESSEE