WARRANTY DEED

Return To:

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
#6090251

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sergey Ivanov	New owner	171030A20100CO
(NAME) 1509 Daphne Place	(NAME) 1509 Daphne Place	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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, Susan S. Slay, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sergey Ivanov and wife, Alla Ivanova, 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, TN, being Lot No. 12 on the Plan of Section Seven, Fredericksburg, of record in Book 7900, Page 509, amended in Book 9700, Page 405, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan S. Slay by Quitclaim Deed dated August 24, 2001 from Jerry L. Slay of record in Instrument No. 20010828-0092767, Register's Office for Davidson County, Tennessee. Deed of Correction from Jerry L. Slay, M.D. and Susan S. Slay, co-trustees of The Jerry L. Slay, M.D. and The Susan Scott Slay Revocable Living Trust of record in Instrument No. 20090320-0024983, said Register's Office.

Jerry Slay, spouse of Susan S. Slay, hereby joins in this conveyance, transferring all his right, title and interest in said property, marital or otherwise.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as 1509 Daphne Place, Brentwood, TN 37027

(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.

BILL GARRETT, Davidson County
Trans:T20090035023 DEEDWARR
Recvd: 05/28/09 09:56 2 pgs
Fees:13.00 Taxes:1387.50
20090528-0048849

Witness my hand this 22nd day of May, 2009.

Susan S. Slay

Jerry L. Slay

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 Susan S. Slay and Jerry L. Slay, 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 22nd day of 2009.

Commission expires:

11/4/09

Notary Public

