BILL GARRETT, Davidson County
Trans:T20090044302 DEEDWARR
Recvd: 07/01/09 15:08 2 pgs
Fees:13.00 Taxes:660.45
20090701-0061503

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Abigail R. Adkins
219 Chapel Avenue
Nashville, Tennessee 37206

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **83-6**
GROUP
PARCEL **92**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Alexandra Andreiev, married, (formerly known as Alexandra Madrid),** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Abigail R. Adkins**, hereinafter called the GRANTEE, her 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, being Lot No. 10 on the Plan of Roy F. Williams Subdivision of the Hunter Tract, of record in Plat Book 547, page 13, Register's Office, Davidson County, Tennessee, to which reference is herebyu made for a more complete description.

Being the same property conveyed to Alexandra Madrid, unmarried by deed from Barbara T. Bequette, married and Brian Bequette, her husband dated March 22, 2005 of record in Instrument no. 20050411-0039366, Register's Office for Davidson County, Tennessee. The said Alexandra Madrid is now known as Alexandra Andreiev by virtue of her marriage to George Andreiev.

The herein described property has never been the marital residence of the Grantor, therefore no homestead or marital rights need be conveyed.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **219 Chapel Avenue, Nashville, Tennessee 37206.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the ~~30th~~ 22nd day of **June, 2009.**

Alexandra Andreiev

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alexandra Andreiev,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this ~~30th~~ 22nd day of June, 2009.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $178,500.00 ~~$176,000.00~~

AFFIANT

Subscribed and sworn to before me on this 30th day of June, 2009.

NOTARY PUBLIC

My Commission Expires: 7-24-10

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212