BILL GARRETT, Davidson County
Trans:T20090065926 DEEDWARR
Recvd: 09/28/09 14:29 2 pgs
Fees:13.00 Taxes:207.57
20090928-0089945

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: A. J. Medlock, Grantors
TO: Boris and Alla Avanesov, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers		
Boris & Alla Avanesov	Same as Owner	162-16-OA-
5 Hickory Court		071.00 CO
Antioch, TN 37013		

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $10,000.00.

Affiant

Subscribed and sworn to before me this the 14th day of August, 2009.

My commission expires: 5/8/2012

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **A. J. Medlock, unmarried**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Boris Avanesov and wife, Alla Avanesov**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 5, in Building No. 15, a condominium, a horizontal property regime located on said Plan of Mill Creek Condominium, Antioch, Davidson County, Tennessee, and described in master deed recorded in Book 4887, Page 961, amended in Book 5000, Page 607, and further amended in Book 5101, Page 809 and Book 10468, Page 653, By-Laws for Administration of Building of record in Book 4887, Page 985, and Book 10468, Page 691; easements, etc., of record in Book 4792, Page 725, plat of record Book 4860, Page 11, all of which are recorded in the Register's Office for Davidson County, Tennessee, and are incorporated in this deed by reference and made a part hereof the same as thought copied herein.

S.O.T. 20080721-0074606

BEING the same property conveyed to A.J. Medlock, unmarried, by warranty deed, recorded June 10, 2009 in Instrument No. 20090610-0053924, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 5 Hickory Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 19 day of August, 2009.

"GRANTORS"

A. J. Medlock

A. J. Medlock

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named A. J. Medlock, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 19th day of August, 2009.

My commission expires: 5/8/2012

Notary Public

{Seal}

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.