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

ADDRESS NEW OWNER:
Eduard Y. Chekmenev
708 Winsley Place
Brentwood, Tennessee 37027

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20100003379 DEEDWARR
Recvd: 01/19/10 12:32 3 pgs
Fees:18.00 Taxes:1174.75
20100119-0004289

SEND TAX BILL TO:
New Owner

MAP 172-13A
GROUP
PARCEL 77CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mike Sansom and wife, Melissa Sansom,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Eduard Y. Chekmenev and Elena Oborina**, 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, being Lot No. 37 on the Plan of Section Two, Williams Grove, of record in Plat Book 9700, page 902-906, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Mike Sansom and wife, Melissa Sansom by deed from Nancy R. Smith, unmarried of record in Instrument no. 20020617-0072913, Register's Office for Davidson County, Tennessee.

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 2010 and subsequent years.

This is **improved** property known as **708 Winsley Place, Brentwood, Tennessee 37027.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **12th** day of **January, 2010.**

Mike Sansom

Melissa Sansom

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and official seal this 12th day of January, 2010.

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $317,500.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of January, 2010.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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