(1) Box 36 24668

BILL GARRETT, Davidson County
Trans:T20110006496 DEEDWARR
Recvd: 02/01/11 14:29 2 pgs
Fees:13.00 Taxes:587.93
20110201-0008994

RECORD & RETURN TO:
FILE BOX 36, Davidson County

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $158,900.00.

Affiant

Subscribed and sworn to me on January 31, 2011.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24668SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Micah Kempenich<br>2940 Harbor Lights Drive<br>Nashville, TN 37217 | SAME AS NEW OWNER | 136-05-A-016 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sergey Zheltkov and wife, Erin Zheltkov, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Micah Kempenich, an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Bayview Estates, Phase One, First Revision, of record in Book 9700, page 920, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Sergey Zheltkov and wife, Erin Zheltkov, by Deed dated November 10, 2006, from Quincey L. Hancock and wife, Jaime M. Hancock, of record as Instrument No. 20070515-0058235 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to matters shown on Plan of record in Plat Book 9700, page 920, in the Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 10323, page 55; as amended in Book 10727, page 268; Book 11019, page 911; Book 11251, page 126, and Book 11271, page 163, in said Register's Office.

4. Landscaping Agreement of record in Book 10339, page 298, in said Register's Office.
5. Utilities easements of record in Book 3708, page 237; Book 7830, page 233; Book 10085, page 576, and Book 10339, page 233, in said Register's Office.
6. Easement for BellSouth of record in Book 11762, page 271, in said Register's Office.
7. Quitclaim Deed for Common Areas of record as Instrument No. 20000710-0068261 in said Register's Office.
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2940 Harbor Lights Drive, Nashville, TN 37217.

**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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are 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 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 GRANTEE, his 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 on January 31, 2011.

**Sergey Zheltkov**

**Erin Zheltkov**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On January 31, 2011, before me personally appeared Sergey Zheltkov and Erin Zheltkov to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 31, 2011.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE