THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***270,000.00.

Affiant

BILL GARRETT, Davidson County,
Trans:T20110026863 DEEDWARR
Recvd: 05/05/11 14:57 2 pgs
Fees:13.00 Taxes:999.00
20110505-0034763

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 28th day of April, 2011.

Notary Public

My Commission Expires: 8-20-13

ADDRESS OF NEW OWNER

Sergey V. Novitskiy
3401 Dakota Avenue
Nashville, Tennessee 32709

SEND TAX BILLS TO

SunTrust Mortgage, Inc.
401 Commerce Street
Suite 6100
Nashville, Tennessee 37219

MAP & PARCEL NOS.

MAP 092-13-0
PARCEL 480.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Thousand and 00/100 Dollars ($***270,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Susan Henderson, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Sergey V. Novitskiy and Tatiana Novitskaya (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:

BEING Lot No. 145 on the Plan of Hortense Place of record in Book 161, page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Richard Ice and Susan Henderson, as joint tenants with right of survivorship, by Warranty Deed dated April 29, 2002, from The Wilson Group Real Estate, LLC, of record as Instrument No. 20020502-0054416 in the Register's Office for Davidson County, Tennessee; the said Richard Ice, unmarried, having since conveyed his interest in subject property to Susan Henderson, unmarried, by Quitclaim Deed dated June 15, 2004, of record as Instrument No. 20040621-0072858 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3401 Dakota Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Hortense Place of record in Book 161, page 167, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the _____ day of April, 2011.

Susan Henderson

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 Henderson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2011.

Notary Public

My Commission Expires: 8.25.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY