PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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BILL GARRETT, Davidson County
Trans:T20110037867 DEEDWARR
Recvd: 06/24/11 09:48 2 pgs
Fees:13.00 Taxes:499.50
20110624-0048497

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50922
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sergey V. Zheltkov Erin A. Zheltkov 7224 Birch Bark Drive Nashville, TN 37221	Pedro and Yolanda Redero 6608 Fox Hollow Road Nashville, Tennessee 37205

TAX MAP-PARCEL NUMBERS: 14211014900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$135,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vladimir Zheltkov and wife, Natalva S. Zheltkov**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sergey V. Zheltkov and wife, Erin A. Zheltkov** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Valley West, Section Six, of record in Book 5050, page 60, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Vladimir Zheltkov and wife, Natalva S. Zheltkov by Warranty Deed from Bruce Johnson, Anne O'Leary, David Johnson and Doug Johnson, heirs-at-law of Brian P. Johnson, deceased, and Suzanne Glass, Frank Perrone, Jim Perrone, Tom Perrone, Robert Perrone and Andy Perrone, heirs-at-law of Cecile A. Johnson recorded November 19, 2010 of record in Doc. No. 20101119-0092816, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050 Page 60, said Register's Office, which Plan shows a 30foot minimum building setback line from Birch Bark Drive, a 10 foot easement for public utility and drainage purposes along the rear line, a 10 foot easement for sewer purposes along the rear portion of said lot, with a sewer line lying therein and a 2.5 by 25 foot utility anchor easement located on the southeasterly front corner of said lot.

This is improved property, known as: 7224 Birch Bark Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of June, 2011.

Vladimir Zheltkov

Natalva S. Zheltkov

State of TENNESSEE
County of DAVIDSON

On this 23rd day of June, 2011 , before me the undersigned authority, personally appeared Vladimir Zheltkov Natalva S. Zheltkov , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Sworn and subscribed before me this the 23rd day of June, 2011

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary Public