WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/9/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reggie McClaurine	New Owner	164 10 0A 393.00 CO
(NAME)	(NAME)	
2913 Summercrest Trail		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Rubin Group, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reggie McClaurine and Natasha Keesee**, 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. 438 on the Plan of Village Nine, Summerfield Subdivision, of record in Instrument No. 20060718-0086560, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the property conveyed to Rubin Group, LLC, by Successor Trustee's Deed from Joseph R. Prochaska, Successor Trustee, dated December 30, 2009, as of record in Instrument No. 20100104-0000075, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Instrument No. 20060718-0086560; restrictions of record in Book 10774, page 945, Book 11588, page 484, Book 11669, page 376, Instrument No. 20010308-0021946, 20010504-0046260, 20030527-0071168, 20051103-0133360, 20050317-0029621, 20060724-0089079, 20060724-0089080 and 20060921-0117120; by-laws of record in Book 11648, page 662 and Instrument No. 20010504-0046261; charter of record in Book 11648, page 660 and Instrument No. 20010326-0028531; easement to Tennessee Telephone Company of record in Instrument No. 20000824-0083643; stormwater detention agreement of record in Instrument No. 20000113-0004777 and 20031028-0158502; all of record in the Register's Office for Error! Bookmark not defined. County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2913 Summercrest Trail, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. 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.

BILL GARRETT, Davidson County
Trans:T20110045213 DEEDWARR
Recvd: 07/26/11 13:32 2 pgs
Fees:13.00 Taxes:610.13
20110726-0057156

Witness my hand this 20th day of July, 2011.

Rubin Group, LLC

By: _____
Egor Danylov, Member

_____
Dmitri Danylov, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Egor Danylov and Dmitri Danylov, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged themselves to be the Members of Rubin Group, LLC, the within named bargainor, a limited liability company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Egor Danylov and Dmitri Danylov as such Members.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of July, 2011.

My Commission Expires: _____

JAI KEHEW
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-24-2013

_____
Notary Public