Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Ste 201
Nashville, TN 37205
#26B
#11-08-14036

BILL GARRETT, Davidson County
Trans:T20110062659 DEEDWARR
Recvd: 10/07/11 10:35 2 pgs
Fees:13.00 Taxes:564.25
20111007-0078090

2613

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Treetop Builders, Inc. P.O. Box 15845 Nashville, TN 37215	(NEW OWNER)	Map 091-15-0- Parcel 126.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Vlad Yanovsky, married,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Treetop Builders, Inc., a Tennessee corporation,** (The "Grantee"), Grantee's heirs, and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 50.0 feet of the Northerly 180.0 feet of Block No. 12 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 12 fronts 50.0 feet on the Southerly side of Elkins Avenue and extends back between parallel lines with the Westerly margin of 52nd Avenue, North, 180.0 feet to an alley.

Being the same conveyed to Vlad Yanovsky, unmarried by Warranty Deed from Susan Henderson, unmarried, and Dorothy Desnoyers, unmarried, recorded on the 11th day of September, 2006 in Instrument No. 20060911-0112053, re-recorded at Instrument No. 20070104-0001675, in the Register's Office of Davidson County, Tennessee.

This is the same legal description as in previous deed of record.

This is not the personal, primary or marital residence of Grantor, spouse and/or any dependents.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 421, page 18, said Register's Office.

This is improved real property commonly known as: **5201 Elkins Avenue, Nashville, TN 37209.**

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $152,500.00
(

Vlad Yanov

Affiant

Notary Public

My commission expires: 3/3/2015

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29 day of September, 2011.

Vlad Yanovsky

Vlad Yanovsky

(STATE OF NJ)
(COUNTY OF BERGEN)

Before me, the undersigned of the state and county mentioned, personally appeared VLAD YANOVSKY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that HE execute the foregoing instrument.

Witness my hand and seal, at office in Northvale, NJ, this 29th day of September, 2011.

Notary Public

My commission expires: 3/3/2015

PAMELA M. PEKAR
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 3/3/2015