BILL GARRETT, Davidson County
Trans:T20110065623 DEEDWARR
Recvd: 10/20/11 09:39 2 pgs
Fees:13.00 Taxes:851.00

20111020-0081594

WARRANTY DEED

P-BR-11-1015

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Max Khazanov	Max Khazanov	
1015 15th Avenue S.	1015 15th Avenue S.	
Nashville, TN 37212	Nashville, TN 37212	105-01-152.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EMMA MAE GUNN, TRUSTEE OF THE EMMA MAE GUNN REVOCABLE LIVING TRUST AGREEMENT DATED AUGUST 17, 2002, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MAX KHAZANOV ~~AND WIFE, JENNIFER KHAZANOV~~, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* a married man

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of B. F. Shields Heirs Tract of record in Plat Book 57, Page 31, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 50.5 feet on the westerly side of 15th Avenue South, formerly Bowles Street, and runs back between parallel lines 140.6 feet to an alley.Being the same property conveyed to L. J. Gunn by deed from Sue Sugg Cloyd, et al, of record in Book 1194, Page 334, Register's Office for Davidson County, Tennessee, dated July 1, 1943. The said L. J. Gunn having since died intestate on September 13, 1977, leaving his wife, Emma M. Gunn and three children, Virginia Gunn, Leonard Gunn and Jake D. Gunn as his surviving heirs-at-law (see Affidavit of record in Book 5407, Page 921); further being the same property in which Virginia Gunn, Leonard Gunn and Jake D. Gunn conveyed all their interest to Emma M. Gunn by deed of record in Book 5407, Page 926, in the Register's Office for Davidson County, Tennessee, dated March 19, 1979.

Being the same property conveyed to Emma Mae Gunn, Trustee of the Emma Mae Gunn Revocable Living Trust Agreement dated Aug. 17, 2000 by deed from Emma M. Gunn of record in Instrument Number 200008180081813, in the Register's Office for Davidson County, Tennessee, dated August 17, 2000.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 57, page 31; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1015 15th Avenue S., Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 7th day of October, 2011.

Emma Mae Gunn, Trustee of the Emma Mae Gunn Revocable Living Trust Agreement dated August 17, 2002

BY: Emma Gunn
Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of October, 2011, before me personally appeared Emma Mae Gunn, Trustee of the Emma Mae Gunn Revocable Living Trust Agreement dated August 17, 2002, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th day of October, 2011.

Mary Frances Rudy
Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959