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Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120018952 DEEDWARR
Recvd: 03/15/12 11:03 2 pgs
Fees:13.00 Taxes:297.85
20120315-0022308

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $80,500.00 RC

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 9th day of March, 2012.

Diane K. Mann
Notary Public
My commission expires: _____

03-1202-37549

Address of New Owner:	Send Tax Bills to:	Tax Information
Max Khazanov 1006 Gale Lane Nashville TN 37204	New Owner	105-11-0 250.01

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Laura E. Jackson, devisee under The Last Will and Testament of Estelle F. McGee, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Max Khazanov, a married man, hereinafter called the Grantees, their successors 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 the southerly 65 feet of Lot Nos. 1, 2, and 3, and all of Lot Nos. 4, 5, and 6 on the Plan of Vine Hill, of record in Book 161, Page 12, Register's Office for said County.

Said parts of Lot Nos. 1, 2, and 3 front 65 feet on the westerly side of Thurman Street, and run back between parallel lines 155 feet to the easterly margin of Lot No. 4 on said plan.

Said Lot Nos. 4, 5, and 6 adjoin and front together 150 feet on the southerly side of a 25 foot unnamed street and run back between parallel lines 155 feet to an alley.

Being the same property conveyed to Estelle Noland McGee, with a Life Estate reserved to Shirley Cleere Noland, by deed from Shirley Cleere Noland, dated December 6, 1961, recorded December 6, 1961 in Book 3313, Page 43, Register's Office for Davidson County, Tennessee. Shirley Cleere Noland having since died. Estelle Noland McGee a/k/a Estelle F. McGee subsequently died, testate, and by Last Will and Testament of Estelle F. McGee, recorded as Docket 09P-1550, Office of the Davidson County Probate Clerk, and Instrument No. 20091209-0112572,
Register's Office for Davidson County, Tennessee, subject property was devised to Laura E. Jackson.

Estelle F. McGee and Estelle Noland McGee having been one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1903 Thurman Street, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

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defend the title to said land to 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.

WITNESS my hand this 9th day of March, 2012.

Laura E. Jackson

Laura E. Jackson, devisee under The Last Will and Testament of Estelle F. McGee, deceased

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laura E. Jackson, devisee under The Last Will and Testament of Estelle F. McGee, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 9th day of March, 2012.

Rachelle Caudill

Rachelle Caudill
State of Tennessee at Large

My Commission expires: 09/22/14

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY