514,900.00

WARRANTY DEED

DIANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BR12-1006

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,900.00

Megan Taylor
Affiant

Subscribed and sworn to before me, this 2nd DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Taylor Chenery	SunTrust Mortgage, Inc.	
1006 Gale Lane (ADDRESS)	1001 Semmes Avenue (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	118-05-0-046.00

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 MAX KHAZANOV AND WIFE, JENNIFER KHAZANOV, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN TAYLOR CHENERY AND RACHEL JAMES MCGEE, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP 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:

Land in Davidson County, Tennessee, being the Easterly 75 feet of the Westerly 85 feet of Lot No. 11 on the Plan of South Part of Dr. L. G. Noel's Property of record in Plat Book 547, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot 11 fronts 75 feet on the Northerly side of Gale Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Max Khazanov by Warranty Deed from Luehrsen Construction, LLC of record at Instrument No. 20060303-0025088, Register's Office for Davidson County, Tennessee, dated February 24, 2006.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 547, page 105; Book 8850, page 464; Register's Office for Davidson County, Tennessee.

Jennifer Khazanov, wife of Max Khazanov, joins in this conveyance for the sole purpose of conveying any marital interest she may have in said property.

unimproved ( )
This is improved (X) property, known as 1006 Gale Lane, Nashville, Tennessee 37204
(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.

BILL GARRETT, Davidson County
Trans:T20120052347 DEEDWARR
Recvd: 07/17/12 08:03 2 pgs
Fees:13.00 Taxes:1905.13
20120717-0062566

Witness my/our hand(s) this 2nd day of July, 2012.

Max Khazanov

Jennifer Khazanov



STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of July, 2012, before me personally appeared Max Khazanov and wife, Jennifer Khazanov to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of July, 2012.

Notary Public

My Commission Expires: 8/30/2014

(SEAL)

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