BILL GARRETT, Davidson County
Trans:T20120085370 DEEDQC
Recvd: 11/08/12 08:52 3 pgs
Fees:17.00 Taxes:0.00
20121108-0103065

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL Nos.
Christina Antonova Bogdanova 313 W. Old Hickory Boulevard Madison, Tennessee 37115	Christina Antonova Bogdanova 313 W. Old Hickory Boulevard Madison, Tennessee 37115	42-16-25

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that FOR AND IN CONSIDERATION, the receipt of which is hereby acknowledged, **Steven Russell Bogdanov,** hereinafter called the **Grantor** by these presents, does hereby quitclaim and convey to **Christina Antonova Bogdanova**, hereinafter called the Grantee, her heirs, successors, and assigns, all of the right, title, and interest in and to a certain tract or parcel of land, addressed as 313 W. Old Hickory Boulevard, Madison, Davidson County, State of Tennessee with the following legal description, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 and the westerly 5 feet of Lot No. 3 on the Map of Finnland Heights, Part 1, of record in Bk. 1130, p. 10, Register's Office for said County, and on the Plan of Finnland Heights, Part II, of record in Bk. 1424, page 7, said Register's Office, and described according to a copy of survey, made by T. R. Sanford, Surveyor, dated June 14, 1962, as follows:

Beginning at a point in the southerly margin of Hall's Lane, 5 feet east of the corner of Lots # 3 & 4; thence southerly, parallel to the line between said lots, 215 feet to a point; thence westerly 70 feet to the easterly margin of a 50 foot unnamed street; thence with the margin of the same, northerly 195.4 feet to a point at the beginning of a curve; thence around said curve, northeasterly 31.4 feet to a monument set in the south margin of Hall's Lane; thence with the margin of the same, easterly 50.4 feet to the point of beginning.

Being the same property conveyed to Virginia Mae Latimer, by Warranty Deed, from Charles Rex Latimer, dated April 16, 1979, of record in Book 5553, Page 578, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christina A. Bogdanova, by Warranty Deed, from Virginia Mae Latimer and husband, Hobart D. Parish, dated March 20, 2003, of record in Instrument Number 20010423-0039889, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THE CONVEYANCE HEREIN IS THE FOLLOWING DESCRIBED PROPERTY:

Being a part of Lot 4 and the westerly 5 feet of Lot 3 on Finnland Heights Part 1, of record in Book 1130, page 10, Register's Office for Davidson County and more particularly described as follows:

Beginning at a point in the south margin of Old Hickory Boulevard said point being eastwardly 20 feet from the east margin of Gibson Drive extended thence along the said south margin, south 88 degrees 52 minutes east 45.6 feet to a point; thence south 3 degrees 03 minutes west 26.1 feet to a point; thence north 87 degrees 48 minutes west 40.2 feet to a point; thence along a curve left having a radius of 25 feet for 39.0 feet to a point in the said east margin thence along the said east margin north 2 degrees 55 minutes east 30.2 feet to a point; thence along a curve right having a radius of 20 feet for 30.8 feet to the point of beginning and containing 1707 square feet and being part of the property conveyed to Raymond D. Trammel and wife, to Charles Rex Latimer and Wife, Virginia Mae Latimer of record in Book 3401, page 605, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by final consent judgment of record in Book 5109, page 300, Register's Office for Davidson County, Tennessee.

Virginia Mae Latimer and Virginia Mae Latimer Parish are one and the same person.

This is improved property located at 313 Old Hickory Boulevard, Nashville, Tennessee 37115.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and there was no title search conducted, or requested by any party, hereto.

WITNESS my hand this 2 day of November, 2012.

Steven Bogdanov

Steven Russell Bogdanov

STATE OF Tennessee]
COUNTY OF Davidson]

The actual consideration or value, whichever is greater for this transfer is $-0-, as this is a transfer pursuant to a divorce between the parties (Davidson County Third Circuit Court; Docket 12D2088).

Subscribed and sworn to before me this 2 day of Nov. 2012.

Steven Bogdanov

Steven Russell Bogdanov

Randi L. Craig

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: Jan-6, 2013

MY COMMISSION EXPIRES January 6, 2013

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Randi L. Crawford, a Notary Public in and for said County and State, the within named **Steven Russell Bogdanov (Grantor)**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of November, 2012.

NOTARY PUBLIC

RANDI L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: Jan. 6, 2015

MY COMMISSION EXPIRES:
January 6, 2015

Prepared By:
Randi L. Crawford, Attorney
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Nashville, Tennessee 37216
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