This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Nicholas Heffington
680 Wolfeboro Lane
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
Renasant Bank
2200 Abbott Martin Rd, Ste 203
Nashville, TN 37215

MAP 141-5
GROUP A
PARCEL 104.00co

BILL GARRETT, Davidson County
Trans:T20130026732 DEEDWARR
Recvd: 04/02/13 15:36 3 pgs
Fees:18.00 Taxes:758.13
20130402-0032571

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jessica Easley Yepifantsev and husband, Konstantine Yepifantsev,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Nicholas Heffington and Brittany Heffington, husband and wife**, hereinafter called the GRANTEES, their heirs 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 Lot No. 104 on the Plan of Avondale Park, Phase I, Section 2, of record in Instrument No. 20081218-0121117, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description..

Being the same property conveyed to Jessica Easley, unmarried by deed dated May 9, 2011 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument no. 20110511-0036117, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **680 Wolfeboro Lane, Nashville, Tennessee 37221.**

*Konstantine Yepifantsev, spouse of Jessica Easely Yepifantsev, hereby joins in this conveyance, transferring all his right, title, and interest in said property, marital or otherwise.

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 and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 20th day of **March, 2013.**

Jessica Easley Yepifantsev

Konstantine Yepifantsev

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jessica Easley Yepifantsev and husband, Konstantine Yepifantsev**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20 day of March, 2013.

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $204,900.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of March, 2013.

NOTARY PUBLIC

REBECCA D. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 02-27-2016

My Commission Expires: