After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUTHERFORD COUNTY JANE GRAZIER

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Olexander Kovalenko	People Home Equity, Inc.	059.00-0-103.01
(NAME)	(NAME)	
612 Ewing Drive	215 Ward Circle, Suite 201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Andrea Pedersen, a single person and Alissa Pedersen, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Olexander Kovalenko ** 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:

The following land in Davidson County, Tennessee: **and Kowsar Maskaneh Osmanvandi, husband and wife

Starting at a point in the center of New Ewing Road, now known as Ewing Drive, said point being the Northwest corner of a tract of land conveyed by deed to D.E. Rawls as of record in Book 879, page 262, said Register's Office, thence with Rawls West line South 7 degrees 30 minutes West 25 feet to an iron pin, the same being in the southerly margin of New Ewing Road right-of-way and the point of beginning of the hereinafter described tract and land, and running thence with the westerly line of the D.E. Rawls' property (now Prater Messick) South 7 degrees 30 minutes West 275 feet to an iron pin; thence North 88 degrees 22 minutes West 98.7 feet to an iron pin in J.B. Neely's east property line; thence with said J.B. Neely's property line North 7 degrees 30 minutes East 282.1 feet to an iron pin in the Southerly margin of New Ewing Road right-of-way, thence with same South 84 degrees 45 minutes East 100 feet to the joint beginning.

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

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

Being the same property conveyed to Andrea Pedersen, a single person, and Alissa Pedersen, a single person, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, recorded on March 28, 2011, in Instrument Number 20110328-0023672, Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 612 Ewing Drive, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20130030721 DEEDWARR
Recvd: 04/15/13 14:14 2 pgs
Fees:13.00 Taxes:277.50

20130415-0037300

File No.: 1676
TN Warranty Deed

Witness our hands this 5th day of April, 2013.

Andrea Pedersen

Alissa Pedersen

STATE OF Nebraska

COUNTY OF Lancaster

On this 5th day of April, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andrea Pedersen and Alissa Pedersen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

ANGELA DAVISON
MY COMMISSION EXPIRES
May 4, 2014

My Commission Expires:
May 4th 2014

Notary Public,

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