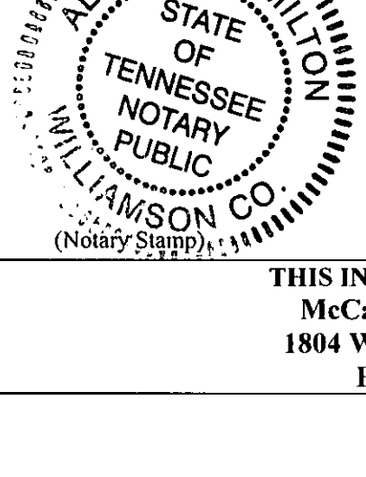
BILL GARRETT, Davidson County
Trans:T20130036381 DEEDWARR
Recvd: 05/02/13 09:58 2 pgs
Fees:13.00 Taxes:740.00
20130502-0044112

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $200,000.00 Affiant Subscribed and sworn to before me this 30th day of April, 2013. Notary Public My commission expires: 9-23-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amber N. Makeyev	**New Owner**	**Map\Parcel: 161-13-0-B-214.00CO**
214 Brushy Creek Lane		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Rebecca S. Thoni, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

&

Amber N. Makeyev, a married woman

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 Unit No. 214 on the Plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611, as amended in Instrument No. 20050329-0034131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Rebecca S. Thoni, an unmarried woman by Warranty Deed from Pulte Homes Tennessee, limited partnership, a Nevada limited partnership, of record in Instrument No. 20050624-0072719, dated June 17, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20090730-0071237, Register's Office for DAVIDSON County, Tennessee.
Master Deed contained in an instrument of record in Instrument No. 20040702-0079260, Instrument No. 20050204-0013611, Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Book 9444, Page 27, Register's Office for DAVIDSON County, Tennessee.
Drainage Easement, Stockpile, Buffer, Traffic Lights and Lanes Agreement of record in Instrument No. 20040305-0025834, Register's Office for DAVIDSON County, Tennessee.
Access and Grading Easement Agreement of record in Instrument No. 20040305-0025838, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20040720-0086492, Register's Office for DAVIDSON County, Tennessee.
Construction Slope Easement of record in Book 7851, Page 708, Register's Office for DAVIDSON County, Tennessee.

Sanitary Sewer Easement of record in Book 7250, Page 755, Book 7250, Page 758 and Book 7267, Page 41, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for common areas to HOA of record in Instrument No. 20080724-0075832, Register's Office for DAVIDSON County, Tennessee.
Water Mains Easement of record in Book 6408, Page 486, Register's Office for DAVIDSON County, Tennessee.
Transmission Line Easement of record in Book 2438, Page 376, Register's Office for DAVIDSON County, Tennessee.
Ground Lease with SBA Towers, Inc. of record in Instrument No. 20000403-0032883, Instrument No. 20000714-0069736, Instrument No. 20040305-0025830 and Instrument No. 20040305-0025837, Register's Office for DAVIDSON County, Tennessee.
Right of Way to State of Tennessee of record in Book 7859, Page 398, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
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 is improved property known as 214 Brushy Creek Lane, Nashville, TN 37211.

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 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.

Witness my/our hand(s) this 30th day of April, 2013.

Rebecca S. Thoni

Rebecca S. Thoni

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Rebecca S. Thoni, an unmarried woman , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2013.

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9-5-2016

File #: **130243DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027