THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060086** BILL GARRETT, Davidson County Trans:T20130056527 DEEDWARR Recvd: 07/03/13 08:53 2 pgs Fees:13.00 Taxes:1665.00 20130703-0068630	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Gary Eberhard Affiant Subscribed and sworn to before me, this 28th day of June, 2013. Nathan L. Powers Notary Public My Commission Expires: 02/26/2014 NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Simone Sarkisov Tatyana V. Sarkisov 6009 Woodland Hills Dr Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-02-0 042.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary Eberhard and Joan L. Eberhard, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Simone Sarkisov and Tatyana V. Sarkisov, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 53, SECTION ONE, RESUBDIVISION OF LOTS 52, 53 & 54, MYRTLEWOOD ESTATES, as shown on plat of record in Plat Book 5190, Page 601, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gary Eberhard and Joan L. Eberhard, husband & wife by Warranty Deed from Lynwood E. Gregory, III and wife, Rebecca D. Gregory, recorded on the 12th day of October, 2011 in Instrument No. 20111012-0079120, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, RESUBDIVISION OF LOTS 52, 53 & 54, MYRTLEWOOD ESTATES, as recorded in Plat Book 5190, Page(s) 601.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5801, Page 814, amended in Book 6007, Page 776.

This is improved property located at 6009 Woodland Hills Dr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2013.

Gary Eberhard

Joan L. Eberhard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary Eberhard and Joan L. Eberhard, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2013.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

