THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31212-05-2013** First First TItle and Escrow	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $346,000.00. Affiant Subscribed and sworn to before me this 17th day of July, 2013. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Anita Theis 5525 Nevil Pointe Brentwood, TN 37027	**Send Tax Bills To:** F & M Bank 50 Franklin Street Clarksville, TN 37040	**Tax Information:** Map and Parcel No.: 171 040 A 05000 CO

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, **Genady Prutianov and wife, Susana Prutianov**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anita Theis, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5525 Nevil Pointe, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 17th day of July, 2013.

Genady Prutianov

Susana Prutianov

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Genady Prutianov and Susana Prutianov**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130062096 DEEDWARR
Recvd: 07/22/13 10:36 2 pgs
Fees:13.00 Taxes:1280.20

20130722-0075373

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Revision One, Section Two, Brownstone, as of record in Plat Book 9700, pages 942 and 943, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Genady Prutianov and wife, Susana Prutianov, by quitclaim deed dated May 25, 2001, from Genady's Construction, Inc., of record in Instrument No. 20010625-0066718, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Brownstone Homeowners Association, Inc. of record in Book 10658, page 952, amended in Instrument No. 20010118-0005696, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Brownstone Homeowners Association, Inc. of record in Instrument No. 20010719-0076872, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Brownstone Homeowners Association, Inc. of record in Book 10659, page 15, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, pages 942 and 943, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the PUD Boundary Plan of record as Book 9700, page 455, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 10951, page 689, Register's Office for Davidson County, Tennessee.