RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20130065473 DEEDWARR Recvd: 07/31/13 13:26 2 pgs Fees:13.00 Taxes:473.23 20130731-0079809

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011163

MAP - PARCEL NO: 162-10-197

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
AVENUE BANK	LINDSEY J. ROSE	AVENUE BANK
3823 CLEGHORN AVENUE	409 BENZING ROAD	3823 CLEGHORN AVENUE
NASHVILLE, TN 37215	ANTIOCH, TN 37013	NASHVILLE, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **GEORGE YEVCHAK and wife, VINCENTYNA TERESA YEVCHAK**, have bargained and sold and by these presents do transfer and convey unto **LINDSEY J. ROSE**, her heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Tabitha Heights, as shown on plat record in Plat Book 4660, page 26, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to George Yevchak and spouse, Teresa V. Yevchak by deed from Scott D. Adamczyk and spouse, Deidra Donohue Adamczyk, dated June 28, 1991 and recorded July 5, 1991, of record in Book 8392, page 154, Register's Office for Davidson County, Tennessee. See quitclaim deed from George Yevchak and Vincentyna Teresa Yevchak a/k/a Theresa V. Yevchak, husand and wife, to George Yevchak and Vincentyna Teresa Yevchak, husand and wife, dated February 9, 1994 and recorded March 1, 1994, of record in Book 9262, page 411, Register's Office for Davidson County, Tennessee.

This is improved property known as 409 Benzing Road, Antioch, TN 37013.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2013 Davidson County property taxes are a lien, but are not yet due and payable.
2. Restrictive covenants of record in Book 4702, Page 715, Register's Office for Davidson County, Tennessee.
3. All matters as shown on the Plan of record in Plat Book 4660, page 26, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 29 day of July, 2013.

GEORGE YEVCHAK

VINCENTYNA TERESA YEVCHAK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GEORGE YEVCHAK and VINCENTYNA TERESA YEVCHAK**, the bargainor(s), 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 and seal, at office, on this 29 day of July, 2013.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$127,900.00**.

Affiant

SWORN TO and subscribed before me on this 29 day of July, 2013.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY