RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 155,900.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2013.

Notary Public

My commission expires: 1/6/2015

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20130066734 DEEDWARR
Recvd: 08/05/13 10:06 2 pgs
Fees:13.00 Taxes:576.83
20130805-0081404

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
FALON FELTS	**AMERIS BANK**	**173150A03500CO**
1229 BENDING CREEK DRIVE	**1800 Parkway Place, Suite 820**	
CANE RIDGE, TN 37013	**MARIETTA, GA 30067**	

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,

IVAN NEKRASOV and wife, RACHEL E NEKRASOV

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

FALON FELTS, a single 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 Lot No. 35 on the Plan of Mill Run Subdivision, Phase 1, of record in Book 11700, Pages 27-28, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING THE SAME PROPERTY CONVEYED TO IVAN NEKRASOV AND WIFE, RACHEL E NEKRASOV BY WARRANTY DEED FROM EMILY COOPER JACKSON AND HUSBAND, WILLIAMS AUSTIN JACKSON DATED 01/05/07 AND RECORDED ON 01/29/07 IN INSTRUMENT NO. 20070129-0011462, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

This is improved (__X__) unimproved (_____) property known as 1229 BENDING CREEK DRIVE, CANE RIDGE, TN 37013.

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 in 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 26th day of July, 2013.

IVAN NEKRASOV

RACHEL E NEKRASOV

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public of said County and State, IVAN NEKRASOV and RACHEL E NEKRASOV, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2013.

Notary Public

My Commission Expires: 1/6/2015

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY