WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130071934 DEEDWARR
Recvd: 08/20/13 14:02 2 pgs
Fees:13.00 Taxes:603.10
20130820-0087779

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY:
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anatoly I. Zavozin	Anatoly I. Zavozin	146-11 23.00
(NAME)	(NAME)	
634 Crieve Rd.	634 Crieve Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Anita R. Stinnett**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anatoly I. Zavozin and wife, Elena V. Zavozina and Olia Zavozina and husband, Robert Donald Bell**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 24 on the Plan of Crieve Hall Estates, Section One, Revised, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County, described as follows: BEGINNING at a point in the northerly margin of Crieve Road at the common southerly point of Lots 24 and 25 on said plan; thence northwardly 205 feet to the common point of Lots 23, 24 and 25 on said plan; thence westwardly 154.9 feet to a point in the easterly margin of Regent Drive; thence southerly along the easterly margin of Regent Drive, 190.87 feet to the beginning of a curve having a radius of 25 feet and a tangent of 25 feet, 38.27 feet to a point in the northerly margin of Crieve Road; thence eastwardly along the northerly margin of Crieve Road, 130 feet to the point of beginning.

Being the same property conveyed to Noah J. Stinnett and wife, Evangeline O. Stinnett, by Warranty Deed from Robert Francis Shea and wife, Gladys Bishop Shea, dated August 16, 1966, of record in Book 4047, page 833, Register's Office for Davidson County, Tennessee. The said Noah J. Stinnett having since died and subject property being vested in Evangeline O. Stinnett as surviving tenant by the entirety. AND being the same property conveyed to Anita R. Stinnett, an unmarried woman, by Executor Deed from Anita R. Stinnett, Executrix of the Estate of Evangeline O'Neal Stinnett, dated March 5, 2013, of record in Instrument No. 20130410-0035266, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 1835, page 122-124, Register's Office for Davidson County, Tennessee, and Power of Attorney of record in Instrument No. 20100625-0049634, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 634 Crieve Rd., Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand this 16th day of August, 2013.

Anita R. Stinnett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Anita R. Stinnett, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of August, 2013.

Notary Public

My Commission Expires:

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017