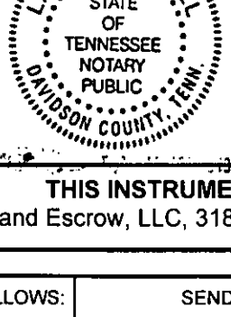
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Owen J. York	Gardner Financial Services, LTD.	
(NAME)	(NAME)	
6129 Mount Pisgah Road	3503 Peasanos Pkwy	172 15000 300
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Alex Chernenko and wife, Yulia Chernenko, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Owen J. York,* 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. 3 on the Final Plat of Mt. Pisgah Hills, as of record in Instrument No.: 20071127-0137696 and Lot 3 on the First Revision, Mt. Pisgah Hills, as of record in Instrument No.: 20080110-0003064, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. See attached Exhibit "A"

BEING the same property conveyed to Alex Chernenko and wife, Yulia Chernenko, by Deed from Genady's Constructions, Inc, dated 08/29/2006 and filed for record on 8/31/2006, of record in Instrument No.: 20060831-0107609 and by Correction Warranty Deed of record in Instrument No.: 20071213-0143549, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 6129 Mount Pisgah Road, Nashville, TN 37211
(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.

* and wife, Tiffany R. York

BILL GARRETT, Davidson County
Trans:T20130076261 DEEDWARR
Recvd: 09/04/13 10:04 3 pgs
Fees:18.00 Taxes:1326.45



20130904-0092971

Witness our hands this 29th day of August, 2013.

Alex Chernenko

Julia Chernenko

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 29th day of August, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alex Chernenko and Julia Chernenko**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-15

Notary Public,

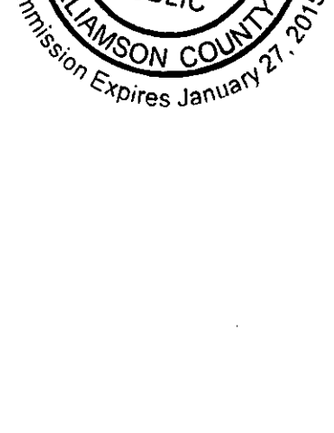


EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3 ON THE AMENDED PLAT ENTITLED FIRST REVISION- MT. PISGAH HILLS OF RECORD IN INSTRUMENT NO. 20080110-0003064 (WHICH IS A REVISION PLAT THAT VOIDS AND VACATES PREVIOUS PLAT OF RECORD IN INSTRUMENT NO. 20071127-0137696) REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.