BILL GARRETT, Davidson County
Trans:T20130078327 DEEDWARR
Recvd: 09/10/13 11:14 2 pgs
Fees:13.00 Taxes:619.75

20130910-0095467

Return to: **Foundation Title and Escrow, LLC.** **2672 N. Mt. Juliet Rd.** **Mt. Juliet, TN 37122** (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $167,500.00 Affiant Subscribed and sworn to before me, this 29th day of August, 2013. Notary Public My commission expires: 6/15/14

CONNIE J BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Maxym Yattselev **Ana Marin Dias Carneiro**	**New Owner**	**Map/Parcel: 136-05-0-A-091.00CO**
3216 Demetros Court		
Nashville, TN 37217		

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, I/WE,

Frederick Robert Shapter and Heidi Marie Shapter, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maxym Yattselev and Ana Marin Dias Carneiro, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 48 as shown on the Plan of Bayview Estates, Phase Six of record in Instrument No. 20020102-0000486 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frederick Robert Shapter and Heidi Marie Shapter, husband and wife, by Warranty Deed, from NVR, Inc. Trading As Fox Ridge Homes, of record in Instrument No. 20030319-0036045, Dated March 14, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20020102-0000486, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10323, Page 55, and amended in Book 11019, Page 911, Book 11251, Page 126, Book 10727, Page 268, Book 11271, Page 163, Book 10727, Page 268 and Instrument No. 20020104-0001403, Instrument No. 20030625-0087233, and Instrument No. 20040401-0036662, Register's Office for DAVIDSON County, Tennessee.
Deed to HOA of record in Instrument No. 20000710-0068261, Instrument No. 20020104-0001404, Instrument No. 20030717-0100236, and Instrument No. 20040401-003663, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Instrument No. 20030717-0100235, Register's Office for DAVIDSON County, Tennessee.
Easement to Bellsouth of record in Book 11762, Page 271, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Book 10085, Page 576, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7830, Page 233, Register's Office for DAVIDSON County, Tennessee.
Roadway Easement of record in Book 3708, Page 237, Register's Office for DAVIDSON County, Tennessee.
Landscape Easement of record in Book 10339, Page 298, Register's Office for DAVIDSON County, Tennessee.

By laws of record in Book 10323, Page 86, and amended in Book 10727, Page 268, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: **3216 Demetros Court, Nashville, TN 37217.**

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 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 except as 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 29th day of August, 2013.

Frederick Robert Shapter

Heidi Marie Shapter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Frederick Robert Shapter and Heidi Marie Shapter, husband and wife , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2013.

Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **130651SH**
RECORD & RETURN TO:
McCANN, HUBBARD & SOLOMON
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122