File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130094579 DEEDWARR
Recvd: 11/05/13 14:24 2 pgs
Fees:13.00 Taxes:338.55
20131105-0114845

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52976
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Vladimir Zheltkov Natalya Zheltkova 7443 Stacy Drive Nashville, TN 37221	New Owner

TAX MAP-PARCEL NUMBERS: 14202006400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $ 91,500.00, cash in hand paid by the hereinafter named Grantee, and

other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Barbara Ann Gower, heir at law of Claude Marshall Gower,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Natalya Zheltkova and husband, Vladimir Zheltkov** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Cross Timbers, Section 2, of record in Book 3700, page 92, said Register's Office, described as follows:

Said Lot No. 85 fronts 85 feet on the southerly side of Stacy Drive and extends back 150 feet between parallel lines to a dead line in the rear measuring 85 feet thereon.

Being the same property conveyed to Claude Marshall Gower and wife, Betty R. Gower by Warranty Deed from Burnette W. Giffy and wife, Koral K. Giffy, dated October 7, 1977, recorded October 13, 1977, of record in Book 5208, page 435, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 22, 1992, recorded June 23, 1992, of record in Book 8658, page 525, said Register's Office, Claude Marshall Gower and wife, Betty R. Gower conveyed subject property to Claude Marshall Gower and Sherry R. Hampton as tenants in common with the right of survivorship. By Quitclaim Deed of record in Instrument No. 20000717-0070496, said Register's Office, Ben Jessie Wyatt, Jr. conveyed all marital interest in subject property to Sherry R. Hampton. The said Sherry R. Hampton and Claude Marshall Gower have since died, with Sherry R. Hampton predeceasing Claude Marshall Gower (Reference Docket No. 05P1421 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division). The Last Will and Testament of Claude Marshall Gower of record in Docket No. 12P-778 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Sherry Renee Hampton and appointed the said Sherry Renee Hampton as Executrix. By Affidavit of Heirship recorded prior hereto and simultaneously herewith, Barbara Ann Gower was established as the heir at law of Claude Marshall Gower.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700 Page 92, said Register's Office, which Plan shows a 40 foot minimum building setback line from Stacy Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

This is improved property, known as: 7443 Stacy Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of November, 2013.

Barbara Ann Gower

Barbara Ann Gower, Heir at Law of Claude Marshall Gower

State of TENNESSEE

County of DAVIDSON

On this 1st day of ~~October~~ November, 2013, before me the undersigned authority, personally appeared Barbara Ann Gower, heir at law of Claude Marshall Gower , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Diane K Mann
Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $ 91,500.00

Diane K Mann
Affiant

Sworn and subscribed before me this the 1st day of November, 2013

My Commission Expires: 3/7/2017

GREGORY POLLEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Gregory Pollen
Notary Public