Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140063940 DEEDWARR
Recvd: 08/28/14 11:17 2 pgs
Fees:13.00 Taxes:296.00
20140828-0078671

02-1407-49109

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2014.

Notary Public
My commission expires: January 11, 2017

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard Schell 2424 Foster Ave. Nasvhille TN 37210	New Owner	119-05-0-421.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Val V. Dikhtyar and Liya M. Dikhtyar, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard Schell and Sara Schell, husband and wife, hereinafter called the Grantees, their successors 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. 2, on the Plan of Resubdivision of the South Westerly Portion of Lot 186, on the Map of Subdivision of Lot No's 3 and 4 and parts of 5 and 6, Cumberland Nurseries, of record in Book 5190, Page 502, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Val V. Dikhtyar and Liya M. Dikhtyar by deed from Clifton M. Taylor and Ruby S. Taylor, dated February 27, 2002, recorded February 27, 2002, of record in Instrument No. 20020227-0025230, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 2428 Foster Ave., Nasvhille, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of August, 2014.

Val V. Dikhtyar

Liya M. Dikhtyar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Val V. Dikhtyar and Liya M. Dikhtyar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 25th day of August, 2014.

Notary Public
State of Tennessee at Large

My Commission expires
12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON