BILL GARRETT, Davidson County
Trans:T20140065849 DEEDWARR
Recvd: 09/04/14 12:49 2 pgs
Fees:13.00 Taxes:521.70
20140904-0081004

RECORD AND RETURN TO:
Realty Title and Escrow, LLC
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $141,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2014.

NOTARY PUBLIC

My commission expires: 10-18-16

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mahdi Pourhavasi 616 Maple Top Dr. Antioch, TN 37013	Pinnacle Bank 150 3rd Ave South, Ste. 900 Nashville, TN 37201	162-01-0-D-009.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Forty One Thousand and 00/100 Dollars ($141,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **OLEG CHERNITSKIY, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MAHDI POURHAVASI AND WIFE, MARYAM MOGHARBI GOHARANI**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 9, MAPLE VALLEY SUBDIVISION, SECTION THREE, as shown on plat of record in Plat Book 6900, Page 968, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee to Oleg Chernitskiy, a married man as recorded on the 21st day of July, 2014 in Instrument No. 20140721-0064438 and Warranty Deed from Douglas E. Hunter and Melissa C. Hunter, husband and wife to Toney Sheldon Bray, a married man as recorded on the 3rd day of October, 2008 in Instrument No. 20081003-0100887, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 616 Maple Top Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This property was not a marital residence of the Grantor, and as such is not subject to any homestead, dower or other marital interest as contemplated by Tennessee law.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 2 day of September, 2014.

O. Chern by Alex Chernitskiy

OLEG CHERNITSKIY, BY ALEX CHERNITSKIY, ATTORNEY IN FACT

~~Attorney in Fact~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2 day of September, 2014, before me, appeared Alex Chernitskiy, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Oleg Chernitskiy, and that said instrument was signed in behalf of the said Oleg Chernitskiy by himself as his attorney-in-fact.

Witness my hand at office this the day and year above written.

Leslie Garside

Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY