File B0f8

BILL GARRETT, Davidson County
Trans:T20140082002 DEEDWARR
Recvd: 10/30/14 15:48 2 pgs
Fees:13.00 Taxes:1233.95
20141030-0100320

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1353

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Serguei Y. Potchernikov 7368 Riverfront Drive Nashville, TN 37221	Cornerstone Home Lending,Inc. 1177 West Loop South,#200 Houston, TX 77027	126160A57000CO

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

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $333,500.00

Rachel Fan
Affiant

Subscribed and sworn to before me, this the 29th day of October, 2014.

Diane K Mann
Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **James M. Nichols and Kimberly A. Nichols, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Serguei Y. Potchernikov, and wife, Tatyana Potchernikov ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 205, FINAL PLAT, RIVERWALK, PHASE 4A, as shown on plat of record in Instrument No. 20060214-0017733, 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 Warranty Deed from Jason Schrager, and wife, Jennifer Manis Schrager to James Matthew Nichols, an unmarried man as recorded on the 18th day of October, 2007 in Instrument No. 20071018-0123700 and Quitclaim Deed from James Matthew Nichols to James M. Nichols and Kimberly A. Nichols, Husband and Wife as recorded on the 1st day of April, 2010 in Instrument No. 20100401-0024478, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **7368 Riverfront Drive, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **29th** day of **October, 2014.**

GRANTOR(S)

James M. Nichols

Kimberly A. Nichols

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James M. Nichols and Kimberly A. Nichols** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **29th** day of **October, 2014.**

Notary Public
My Commission Expires: 6-1-15

