BILL GARRETT, Davidson County
Trans:T20140082384 DEEDWARR
Recvd: 10/31/14 15:18 2 pgs
Fees:13.00 Taxes:821.40
20141031-0100844

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00. Tara Jones AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2014. Nathan L. Powers NOTARY PUBLIC My commission expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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
Elizabeth A. Phillips Richard Chase McGill 2760 Call Hill Rd. Nashville, TN 37211	Churchill Mortgage Corp. 761 Old Hickory Blvd., Ste. 400 Brentwood, TN 37027	172-12-0-B-105.00 CO

FOR AND IN CONSIDERATION of the sum of no and 00/100 Dollars ($0.00), 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, **NATALIA TOLSTOVA, UNMARRIED (INCORRECTLY REFERRED TO AS "NATELIA TOLSTOV" IN PRIOR DEED OF RECORD**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ELIZABETH A. PHILLIPS, UNMARRIED AND RICHARD CHASE MCGILL, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 No. 488 on the Plan of Section Seven, Bradford Hills, of record in Book 7900, page 6, and Book 7900, page 337 and 338, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Pavel V. Tolstov and wife, Natelia Tolstov, by Deed dated September 21, 2005 and recorded September 22, 2005, of record in Instrument No. 20050922-0113759, in the Office of the Register of Deeds of Davidson County, Tennessee.

THEREAFTER, being the same property conveyed to Natalia Tolstova, married, by Quit Claim Deed dated November 8, 2005 and recorded November 16, 2005, of record in Instrument No. 20051116-0138565, in the office aforesaid. The said Natalia Tolstova and Pavel V. Tolstova having since been granted a divorce in Case No. 08D-2479, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville.

Upon Oath, Natalia Tolstova warrants that she is one and the same person as Natalia Tolstov and Natelia Tolstov.

The address of the herein described property is believed to be 2760 Call Hill Road, Nashville, TN 37211, 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 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 she is lawfully seized and possessed of said real estate; that she 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 are being paid at closing.

The undersigned further covenants and binds herself, her 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 24th day of October, 2014.

NATALIA TOLSTOVA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Natalia Tolstova, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of October, 2014.

M. Menke
Notary Public

My commission expires: 5-8-2018

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY