Davidson County	DEEDWARR
Recvd: 11/10/14 15:47	2 pgs
Fees:13.00 Taxes:939.80	
20141110-0103804	

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$257,500.00~~ $254,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2014. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ilya Toshinskiy	F&M Bank	082 050 080.00
(NAME)	(NAME)	
1720b 4th Ave. N	10 Cadillac Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Autumn M. Parrott unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ilya Toshinskiy, a married man, hereinafter called the Grantees, their heirs 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 the Northerly 44 feet of the southerly 45.5 feet of Lot No. 27, D.T. McGavock's plan of 98 lots, also Called D.T. McGavock's 2nd Addition, as of record in Plat Book 21, page 7, Register's Office for said County.

Said part of said lot fronts 44 feet on the easterly side of Forth Avenue, North, formerly Cherry Street, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to AUTUMN M. PARROTT, UNMARRIED, by deed from SANDRA DIDONATO, UNMARRIED, of record as Instrument No. 20080401-0032525, dated March 28, 2008, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1720b 4th Ave. N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 7th day of November, 2014.

Autumn M. Parrott

Autumn M. Parrott

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7th day of November, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Autumn M. Parrott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-21-14

Notary Public,

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017