Davidson County DEEDWARR
Recvd: 12/08/14 15:46 2 pgs
Fees:13.00 Taxes:858.40
20141208-0112403

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 57014
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Zane Taylor Tara Taylor 7929 Boone Trace Nashville, TN 37221	The Federal Savings Bank 7900 College Blvd Overland Park, KS 66210

TAX MAP PARCEL NUMBERS: 126150A05600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$232,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alexander Tumanov**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Zane Taylor and Tara Taylor** , husband and wife, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 268 on the Plan of Boone Trace at Biltmore, Phase One, of record in Book 7900, Page 667, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alexander Tumanov by Warranty Deed from Robert Jason King and wife, Mary Cook King, dated January 15, 2010, recorded January 19, 2010 in Instrument No. 20100119-0004475, Register's Office for Davidson County, Tennessee.

Yulia Tumanov, wife of Alexander Tumanov, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 667, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010717-0075902, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Easement and Right of Entry Agreement between Viacom Cable and Frist Hotel Investment Corp., of record in Book 9665, Page 420, said Register's Office.

This is improved property, known as 7929 Boone Trace, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of December, 2014.

Alexander Tumanov **Yulia Tumanov**

State of Tennessee

County of Davidson

On this 5th day of December, 2014, before me the undersigned authority, personally appeared Alexander Tumanov, and Yulia Tumanov, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

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

State of Tennessee

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $232,000.00.

Affiant

Sworn and subscribed before me this 5th day of December, 2014

Notary

My Commission Expires: 3-25-18

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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