14-1-263

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140091935 DEEDWARR
Recvd: 12/09/14 10:24 2 pgs
Fees: 13.00 Taxes: 826.95
20141209-0112571

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: AV-14-1917

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00
$223,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 30, 2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
1812 Broadway
Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Yelena G. Samarsky | Guaranty Trust Co. | 108-12-0-B-119.00CO |
| (NAME) | (NAME) | |
| 1917 Portman Drive | 316 Robert Rose Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Murfreesboro TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **PAMELA JEAN HILL, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **YELENA SAMARSKY AND HUSBAND TIMOTHY YAGOLNIKOV**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21, on the plan of FINAL PLAT, PHASE I-A, SECTION 4 (erroneously referenced as Section 3 in prior deeds of record), HARBORVIEW, as shown of record in Plat Book 7900, Page 386, 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 to Scott D. Hill and wife, Pamela J. Hill by Warranty Deed from James W. Simmons and wife, Georgetta M. Simmons, dated November 22, 2000. of record in Instrument No. 20001201-0117926, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed pursuant to Marital Dissolution Agreement and Final Decree of Divorce to Pamela Jean Hill by Quitclaim Deed from Scott Dwayne Hill, dated January 24, 2006, of record in Instrument No. 20060216-0018767, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1917 Portman Drive, Nashville, TN 37214
(House Number) (Street) (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 GRANTEE(S) 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(S), 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.

Witness my/our hand(s) this 20th day of November, 2014.

Pamela Jean Hill

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Jean Hill, the within named bargainor, 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 official seal, this the 20th day of November, 2014.

Amanda Vaughn
Notary Public
My Commission Expires: 08/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

**RETURN TO:**

**Commerce Title & Escrow, LLC**
**1812 Broadway**
**Nashville, TN 37203**
**(615)515-7171**