BILL GARRETT, Davidson County
Trans:T20140092653 DEEDWARR
Recvd: 12/11/14 10:08 2 pgs
Fees:13.00 Taxes:462.87
20141211-0113393

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,100.00

Vasiliy Birak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2014

Notary Public:

MY COMMISSION EXPIRES: 1/20/16
(AFFIX SEAL)

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Vasiliy Birak	NEW OWNER	Parcel ID:
208 Hickory Park Court East		16216000900
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Brian K. Mang and wife, Cynthia D. Mang

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Vasiliy Birak

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 Lot No. 18 on the Plan of Bell Trace, Section One, as of record in Book 5210, Page 36, Register's Office for said County.

Said Lot No. 18 fronts 30.21 feet on the easterly side of Mill Creek Court and extends back 116.21 feet on the northerly line and 134.90 feet on the southerly line to a dead line measuring 159.04 feet thereon.

Being the same property conveyed to Brian K. Mang and wife, Cynthia D. Mang by deed from Third National Bank in Nashville of record in Book 5833, Page 933, said Register's Office, dated December 23, 1981.

Together with a perpetual driveway easement over the southernmost front corner of Lot No. 17 on said plan, said easement having been retained in deed from Third National Bank in Nashville to Christopher J. Zilson, Stephen D. Linehan and Christy F. Linehan, of record in Book 5773, Page 292, (erroneously shown as Page 282 on prior deed) said Register's Office and being more particularly described as follows:

Beginning at an iron pin in the margin of Mill Creek Court, being a common corner of Lots 17 and 18, Plan of Bell Trace, Section 1; thence with the margin of Mill Creek Court along a curve with the boundary of said Lot 17 along Mill Creek Court approximately 8.3 feet; thence leaving the boundary of Mill Creek Court in an easterly direction a distance of approximately 26 feet to a point in the common boundary line between said Lots 17 and 18; thence in a westerly direction with said common boundary approximately 28 feet to the point of beginning.

BEING the same property conveyed to Brian K. Mang and Cynthia D. Mang by deed from Third National Bank in Nashville, of record in Book 5833, Page 933, dated December 23, 1981, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5323, Page 770 amended in Book 5324, Page 211 and Book 5370, Page 114, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 5210, Page 36; and (3) Driveway Easement of record in Book 5773, Page 292, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 208 Hickory Park Court East, Antioch, TN 37013

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

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.

Witness our hands this 5th day of December, 2014.

Brian K. Mang

Cynthia D. Mang

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian K. Mang and Cynthia D. Mang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 2014.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066