THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1667

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Neely Melinda Neely 7200 Poplar Creek Trace Nashville, TN 37221	Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37067	155-8-C-76.00

BILL GARRETT, Davidson County
Trans:T20150010985 DEEDWARR
Recvd: 02/12/15 09:48 3 pgs
Fees:18.00 Taxes:923.89
20150212-0012927

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $249,700.00

Affiant

Subscribed and sworn to before me, this the 6th day of February, 2015.

BEVERLY PARHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 11-13-18
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Sergey V. Ryzhov and wife, Larisa M. Ryzhova,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert Neely and Melinda Neely, husband and wife,** 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. 76, on the Plan of Poplar Creek, Phase II, as shown on plat of record in Plat Book 6900, page 339 through 347, as amended in Plat Book 7900, pages 888 - 889, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sergey V. Ryzhov and wife, Larisa M. Ryzhova by Warranty Deed from Carson P. Kemp and wife, Jennifer C. Kemp (formerly Jennifer C. Hancock), dated December 14, 2006, and recorded December 15, 2006, of record in Instrument No. 20061215-0154916, Register's Office for Davidson County, Tennessee.

This is ☑ Improved OR ☐ Unimproved property located at: **7200 Poplar Creek Trace, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Sergey V. Ryzhov, by J. David Wicker pursuant to a Power of Attorney executed by Sergey V. Ryzhov on February 5, 2015, of record in Instrument No. 20150212-0012926, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This instrument is executed on behalf of Larisa M. Ryzhova, by J. David Wicker pursuant to a Power of Attorney executed by Larisa M. Ryzhova on February 5, 2015, of record in Instrument No. 20150212-0012925, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **6th** day of **February, 2015.**

GRANTOR(S)

Sergey V. Ryzhov by J. David Wicker, his Attorney-in-Fact

Larisa M. Ryzhova by J. David Wicker, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. David Wicker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sergey V. Ryzhov and Larisa M. Ryzhova,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **6th** day of **February, 2015.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

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

EXHIBIT "A"
To
Warranty Deed

FROM: Sergey V. Ryzhov and wife, Larisa M. Ryzhova

TO: Rob Neely and Melinda Neely, husband and wife

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

J. David Wicker, Affiant

Sworn to and subscribed before me this 6th day of February, 2015.

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public
My Commission Expires: