BILL GARRETT, Davidson County
Trans:T20150022504 DEEDWARR
Recvd: 03/27/15 10:45 2 pgs
Fees:13.00 Taxes:688.20
20150327-0026544

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2015.

NOTARY PUBLIC

My commission expires: 11-3-2015

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eileen M. Kiniry 143 Morton Mill Circle Nashville, TN 37221	Eileen Kiniry 143 Morton Mill Cir. Nashville, TN 37221	141 12 0D 143.00C0

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Six Thousand and 00/100 Dollars ($186,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BERDENNICOVA ELVIRA, AN UNMARRID WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EILEEN M. KINIRY, UNMARRIED**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number 143 on the Plan of Third Revision of Morton Mill Estates, as of record in Plat Book 7900, Page 561, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Elvira Berdennicova, an unmarried woman, by Warranty Deed dated August 31, 2012 and recorded September 6, 2012, of record in Instrument Number 20120906-0080741, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 143 Morton Mill Circle, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 24th day of March, 2015.

E Ben 3/24/15

BERDENNICOVA ELVIRA

STATE OF FLORIDA
COUNTY OF Pasco.

Personally appeared before me, a Notary Public, Berdennicova Elvira, 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 seal, this the 24th day of March, 2015.

Notary Public

Bedsy Renwanz

Printed Notary Name

My commission expires: May 15, 2016

BEDSY RENWANZ
MY COMMISSION # EE 198907
EXPIRES: May 15, 2016
Bonded Thru Notary Public Underwriters