Davidson County	DEEDWARR
Recvd: 04/28/15 15:04	2 pgs
Fees:13.00 Taxes:680.80	
20150428-0038027	

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0354

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of April, 2015

Notary Public
Commission Expires: 4/26/18

Chris A. Fuentes
State of Tennessee
Notary Public
Williamson County

Address of New Owner	Send Tax Bills To:	Map & Parcel
Svetlana Vafina 491 Huntington Ridge Drive Nashville, TN 37211	Highlands Residential Mortgage, LTD 12001 N Central Expressway, Ste. 750 Dallas, TX 75243	161-11-0A-114.00 CO

WARRANTY DEED

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, I/WE,

Leslie L. Lawrence, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Svetlana Vafina, ~~a married woman~~ unmarried (2)

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 Unit No. 114 on the Final Plat, Revision One, Huntington Ridge Townhouse Condominiums, of record in Plat Book 9700, Page 846, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. * revision of PB 6675 pg 9, RODaCo TN. (3)

BEING the same property conveyed to Leslie L. Lawrence, a single woman, by Warranty Deed from Matthew T. Ochs and wife, Jo Lynn Ochs, dated 1/6/06 and recorded 1/13/06 in Instrument No. 20060113-0005502, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 491 Huntington Ridge Drive, Nashville, TN 37211.

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

Dated this the 24th day of April, 2015.

Leslie L. Lawrence

STATE OF TEXAS
COUNTY OF Comal

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Leslie L. Lawrence
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.

24th Witness my hand and official seal at 2:24p- San Antonio, Texas this day of April, 2015.

Notary Public
My Commission Expires: 5/21/2017

(Notary Seal)

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 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, Shelly M. Smith, 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.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018