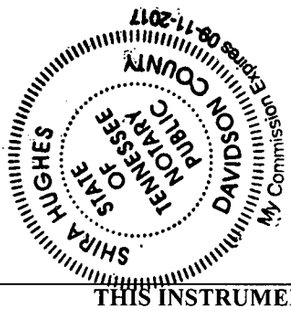
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of May, 2015

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joseph P. Johnston	NEW OWNER	133-15-0-149.00
1121 Penncock Avenue		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Zhanna Nikitina**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joseph P. Johnston and Chloe B. Johnston, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Neal Subdivision Revised, of record in Plat Book 8250, Page 311, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dimitry Shamootin, unmarried man from Mark O. Neal and wife, Lisa J. Neal by Warranty Deed on March 4, 1999, of record in Book 11376, Page 695, Register's Office for Davidson County, Tennessee. Further conveyed to Zhanna Nikitina from Dimitry Shamootin by Quitclaim Deed on August 15, 2001, of record in Instrument Number 20010830-0094026, Register's Office for Davidson County, Tennessee. Further conveyed to Ivan Nikitin and wife, Zhanna Nikitina and son Dimitry Shamootin from Zhanna Nikitina by Quitclaim Deed on June 25, 2003, of record in Instrument Number 20030812-0115132, Register's Office for Davidson County, Tennessee. Further conveyed to Zhanna Nikitan and Dimitry Shamootin from Ivan Nikitan by Quitclaim Deed on December 14, 2009, of record in Instrument Number 20100111-0002457, Register's Office for Davidson County, Tennessee. Further conveyed to Zhanna Nikitian from Dimitry Shamootin by Quitclaim Deed on January 14, 2010 of record in Instrument Number 20100217-0012035, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 8250, Page 311, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2444, Page 35, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11340, Page 491, Register's Office for Davidson County, Tennessee.

This is improved property known as: **313 Foxglove Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20150034892 DEEDWARR
Recvd: 05/06/15 10:22 2 pgs
Fees:13.00 Taxes:555.00
20150506-0041282

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 May 1, 2015.

Zhanna Nikitina

Zhanna Nikitina

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Zhanna Nikitina** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 1, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY