WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150040902 DEEDWARR
Recvd: 05/27/15 10:15 2 pgs
Fees:13.00 Taxes:924.63
20150527-0048555

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $249,900.00.

Affiant

Subscribed and sworn to me on May 22, 2015

NOTARY PUBLIC

My Commission Expires: 3/25/18

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28441SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mike E. Harris Michael J. Harris Jamie M. Harris 7224 Birch Bark Drive Nashville, TN 37221	New Owner	142-11-0-149.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sergey V. Zheltkov and Erin A. Zheltkov, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Michael E. Harris, an unmarried man, and Michael J. Harris and Jamie M. Harris, husband and wife**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Valley West, Section 6, of record, in Book 5050, page 60, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Sergey V. Zheltkov and wife, Erin A. Zheltkov, by Warranty Deed from Vladimir Zheltkov and wife, Natalva Zheltkov, of record as Instrument No. 20110624-0048497, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. The Plan, with Owner's Certificate, of record in Book 5050, page 60, said Register's Office, which Plan shows a 30 foot minimum building setback line from Birch Bark Drive, a 10 foot easement for public utility and drainage purposes along the rear line, a 10 foot easement for sewer purposes along the rear portion of said lot, with a sewer line lying therein and a 2.5 by 25 foot utility anchor easement located on the southeasterly front corner of said lot.

This property is also known as improved property located at 7224 Birch Bark Drive, Nashville, TN 37221.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 applicable to all genders.

WITNESS my/our hand(s) this 22nd day of May, 2015.

Sergey V. Zheltkov

Erin A. Zheltkov

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 22, 2015, before me personally appeared Sergey V. Zheltkov and wife, Erin A. Zheltkov to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on May 22, 2015.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE