WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150047015 DEEDWARR
Recvd: 06/15/15 09:03 2 pgs
Fees: 13.00 Taxes: 1879.60
20150615-0056163

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $508,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bryan Lytle	Endeavor America Loan Services	172-15-0-002
(NAME) 6125 Mount Pisgah Road	(NAME) 1990 N California Blvd Ste 14	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Walnut Creek, CA 94596	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sergei Tysyachuk and wife, Lilia Tysyachuk**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bryan Lytle, a single man**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 2, on the Plan of First Revision Mt. Pisgah Hills, of record in Instrument No. 20080110-0003064, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sergei Tysyachuk and wife, Lilia Tysyachuk by Warranty Deed from Genady's Construction, Inc., dated 01/11/2008, recorded 01/15/2008 of record in Instrument No. 20080115-0004440, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Plat Instrument No. 20080110-0003064, in the Register's Office for Davidson County, Tennessee.

Taxes for 2015 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6125 Mount Pisgah Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 12th day of June, 2015.

Sergei Tysyachuk

Lilia Tysyachuk

State of Tennessee
County of Williamson

Personally appeared before me Sergei Tysyachuk and Lilia Tysyachuk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of June, 2015.

Notary Public
My Commission Expires: 8/20/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARNETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY