File Box 8

PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150051564 DEEDWARR
Recvd: 06/26/15 14:33 2 pgs
Fees:13.00 Taxes:666.00
20150626-0061818

W & I Ref: (DKM) Title No.: 57484
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Evgeniy Karaman Irina Karaman 8510 Calistoga Way Brentwood, TN 37027	New Owner

TAX MAP PARCEL NUMBERS: 181140A14600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$180,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julie S. Phillips-Wyman**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Evgeniy Karaman and Irina Karaman, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 200 on the Plan of The Villas at Concord Place, Phase 3, shown on Exhibit A-1 to the Second Supplemental Declaration (Annexing Phase 3) to the Declaration of Covenants, Conditions and Restrictions and Easements for The Villas at Concord Place, of record in Instrument No. 20060731-0092350, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Julie S. Phillips by Warranty Deed from Diane McDaniel and husband, Jacob McDaniel, dated November 9, 2012, recorded November 13, 2012 in Instrument No. 20121113-0104512, Register's Office for Davidson County, Tennessee. The said Julie S. Phillips is now known as Julie S. Phillips-Wyman.

Jordan Wyman, spouse of Julie S. Phillips-Wyman, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, of record shown as Exhibit A-1 to the Second Supplemental Declaration to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Villas at Concord Place, of record in Instrument No. 20060731-0092350, said Register's Office, shows an owner's certificate, minimum building setback lines and easements, to which reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of Instrument No. 20050922-0114218, amended in Instrument No. 20060731-0092350 and Instrument No. 20061228-0160255, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 8512 Calistoga Way, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of June, 2015.

Julie S. Phillips-Wyman

Julie S. Phillips-Wyman

Jordan Wyman

Jordan Wyman

State of Tennessee

County of Davidson

On this 25th day of June, 2015, before me the undersigned authority, personally appeared Julie S. Phillips-Wyman and Jordan Wyman, 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 the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $180,000.00.

Margaret L. Rivera

Affiant

Sworn and subscribed before me this 25th day of June, 2015.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017