BILL GARRETT, Davidson County
Trans:T20150051957 DEEDWARR
Recvd: 06/29/15 13:24 2 pgs
Fees:13.00 Taxes:823.99
20150629-0062305

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Jennifer S. Ghanem, Esq. **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $222,700.00 Affiant Subscribed and sworn to before me, this _____ day of June, 2015. Notary Public My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dmitri Kovalenko 7228 Green Meadows Ln Nashville, TN 37221	New Owner	Tax Parcel ID No. 142-10-0-102.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KERRY HOFER and MARK HOFER, WIFE AND HUSBAND** , ("Grantors"), have this day bargained and sold, and do\ hereby transfer and convey to **DMITRI KOVALENKO, AN UNMARRIED MAN,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled Green Meadows, Section 2, of record in Plat Book 5210, Page 37, 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 KERRY HOFER AND MARK HOFER, WIFE AND HUSBAND, by deed from GEOFFREY INGE WOLANSKI, of record in Instrument No. 20080903-0090375, dated August 25, 2008, said Register's Office.

This is improved property commonly known as: **7228 Green Meadows Ln, Nashville, TN 37221**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of June, 2015.



MY COMMISSION EXPIRES
OCTOBER 14, 2015

KERRY HOFER

MARK HOFER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **KERRY HOFER and MARK HOFER,** the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor(s) and that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of June, 2015.

Notary Public
My Commission Expires: _____