WARRANTY DEED

File #15246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eid Girgis	US Bank	-164160A07200CO
(NAME)	(NAME)	
820 Stone Flower Court	4801 Frederica St.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/30/15 09:57 2 pgs
Fees:13.00 Taxes:594.22
20150630-0062785

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Pavel Samuylik, a married man, by and through his attorney in fact, Alex Chernitskiy,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eed Girgis and Safa Eshak, husband and wife** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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 Lot No. 130 on the Plan of Meadow Woods, Section Three of record in Plat at Instrument No. 200009210094039, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandi M. Carter, unmarried by Warranty deed from Norman McLean of record in Instrument No. 20030812-0114924 Register's Office for Davidson County, Tennessee, dated June 30, 2003 and recorded on August 12, 2003.
(Value of consideration shown in aforementioned deed $142,900.00.).

Being the same property conveyed to Pavel Samuylik by Substitute Trustee's deed from Rubin Lublin TN, PLLC, Substitute Trustee of record in Instrument No. 20140826-0077800 Register's Office for Davidson County, Tennessee, dated August 15, 2014 and recorded on August 26, 2014.
(Value of consideration shown in aforementioned deed $105,100.00.)

Being also known as 820 Stone Flower Court Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Book 20140826-0077800, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 820 Stone Flower Court, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 hand this 17th day of June, 2015.

Pavel Samuylik

Pavel Samuylik, by Alex Chernitskiy, attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of the state and county aforementioned, personally appeared Alex Chernitskiy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Power of Attorney for Pavel Samuylik, and that said instrument was executed on behalf of Pavel Samuylik for the purposes therein contained, pursuant to a valid Durable Specific executed on behalf of Pavel Samuylik for the purposes therein contained, pursuant to a valid Durable Specific Limited Power of Attorney recorded herewith in Instrument No. 20150630-0062784, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 17th day of June, 2015.

NOTARY PUBLIC

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 9/24/2015

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17