(2)

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,500.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL)

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack Austin	Jack Austin	086-14-0-020.00
(NAME)	(NAME)	
3701 Seville Dr.	3701 Seville Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Yulia Wythoff, an unmarried person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jack Austin and Marilyn Austin, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1, on the Plan of Fleetwood-East, of record in Book 7900, page 427, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Yulia Wythoff, an unmarried person, by Warranty Deed from Allen W. Craig and wife, Valerie L. Craig, dated March 12, 2009, of record in Instrument No. 20090317-0023887, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3701 Seville Dr., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150062905 DEEDWARR
Recvd: 07/31/15 08:35 2 pgs
Fees:13.00 Taxes:715.95

20150731-0075473

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.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 427; restrictions of record in Book 8838, page 635; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 22nd day of July, 2015.

Yulia Wythoff by Volodymyr Parfenyuk her attorney in fact.

Yulia Wythoff
By: Volodymyr Parfenyuk, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Volodymyr Parfenyuk, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney-in-Fact for Yulia Wythoff, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Yulia Wythoff, the within named bargainor by the said Volodymyr Parfenyuk as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of July, 2015.

Notary Public

My Commission Expires:

My Commission Expires: _____

File No.: 20972

