WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. MT51787

BILL GARRETT, Davidson County
Trans:T20150072702 DEEDWARR
Recvd: 08/27/15 08:17 7 pgs
Fees:38.00 Taxes:814.00
20150827-0086683

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $220,000.00.

Alexander Terekhov

Subscribed and sworn to before me, this the 24 day of August, 2015.

Notary Public

My Commission Expires:

DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Alexander Y. Terekhov 5416 Mainsail Lane Hermitage, TN 37076	098-09-0-A-088.00CO	New Owner

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **SARONG VIT- KORY, UNMARRIED AND SOEUN KORY AND SAROM RAT AND SAROU VIT-KORY AND SARUN VIT AND SARAH VIT, BEING ALL THE HEIRS AT LAW OF RAT VIT, DECEASED,**(collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **ALEXANDER Y. TEREKHOV AND NATALIA TEREKHOVA, HUSBAND AND WIFE** (the "Grantee"), certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 205 as shown on the Plan of Lakeshore, Phase 2-A, of record in Plat Book 7900, page 425, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Sarong Vit-Kory, unmarried, and Rat Vit, married, by Warranty Deed from Marka L. Nettle and husband, James P. Nettle, Jr., dated June 28, 2005, of record in Instrument No. 20050706-0077525, Register's Office for Davidson County, Tennessee, and further being the same property inherited by Soeun Kory, Sarom Rat, Sarou Vit-Kory, Sarun Rat and Sarah Vit, by intestate succession from Rat Vit, deceased, as set forth in the Affidavits of Heirship filed for record in Instrument No. 20150827-0086681 and Instrument No. 20150827-0086682, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

This conveyance is subject to any and all restrictions and easements of record.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is unencumbered, unless otherwise herein set out.

This is improved property located at: 5416 Mainsail Lane, Hermitage, TN 37076.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

This intrument is executed on behalf of Sarom Rat, by Sarong Vit-Kory, pursuant to a Power of Attorney executed by Sarom Rat,on August 27, 2015, of record in Instrument No.

20150827-0086680, Register's Office for Davidson County, Tennessee

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 24th day of August, 2015.

GRANTOR:

Sarong Vit-Kory

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sarong Vit-Kory, to me known to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 24th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

GRANTOR:

Soeun Kory

Soeun Kory

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Soeun Kory, to me known to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 24th day of August, 2015

Jessica Lascelle
NOTARY PUBLIC

My Commission Expires: _____



GRANTOR:

Sarom Rat by Sarong Vit-Kory, Attorney-in-Fact

Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Sarong Vit-Kory with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Sarom Rat, as attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and Notarial Seal at office this 24th day of August, 2015.

NOTARY PUBLIC

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

My Commission Expires: _____

GRANTOR:

Sarou Vit-Kory

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sarou Vit-Kory, to me known to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 24th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

GRANTOR:

Sarun Vit

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sarun Vit, to me known to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 24th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

GRANTOR:

Sarah Vit

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sarah Vit, to me known to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 24 day of August, 2015.

NOTARY PUBLIC

My Commission Expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016