RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156349

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-1719

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

/ Stephanie J. Wangler
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2015.

Deborah L. Bissell
NOTARY PUBLIC

My commission expires: _____

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

BILL GARRETT, Davidson County
Trans:T20150074189 DEEDWARR
Recvd: 09/01/15 10:02 2 pgs
Fees:13.00 Taxes:814.00
20150901-0088513

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy W. Roberts and Stephanie J. Wangler 7001 Somerset Farms Circle Nashville, TN 37203	Churchill Mortgage Corporation 761 Old Hickory Blvd., Ste. 400 Brentwood, TN 37221	141 07 0B 130.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TATIANA YASTREBOVA, A SINGLE WOMAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STEPHANIE J. WANGLER, A MARRIED WOMAN AND JEREMY ROBERTS A SINGLE MAN,** AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 160 on the Plan of the First Revision of Somerset Farms, Section 4, Phase 2, of record in Plat Book 9700, Page 565, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Igor Gukasov and Tatiana Yastrebova, husband and wife, by Deed dated February 28, 2006 and recorded March 3, 2006, of record in Instrument Number 20060303-0025115, in the Register's Office of Davidson County, Tennessee; and THEREAFTER being the same property conveyed to Tatiana Yastrebova, single, by Deed dated February 10, 2010 and recorded February 18, 2010, of record in Instrument Number 20100218-0012310, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 7001 Somerset Farms Circle, Nashville, TN 37221, and is shown on all tax records as same, but such addresses

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of August, 2015.

TATIANA YASTREBOVA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Tatiana Yastrebova, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of August, 2015.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017

