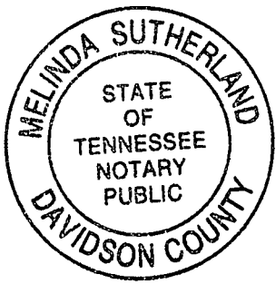
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$475,000.00~~

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Tatiana Yastrebova and Igor Gukasov, as joint tenants with right of survivorship	Same as new Owner	62-13-44
(NAME)	(NAME)	
1407 Cardinal Avenue	Same as new Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151164

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/we, Lee H. Groitzsch and wife, Matha Rene' Groitzsch , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Tatiana Yastrebova and Igor Gukasov, as joint tenants with right of survivorship, 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. :

Land in Davidson County, Tennessee, being Lot No. 10 on the Final Subdivision Plat, Revision to Lots 9 & 10, Block "A", Country Club Estates, of record in Instrument No. 20060202-0012962, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Lee H. Groitzsch and wife, Rene Groitzsch by deed from Hazel R. McKinnies, dated March 30, 2001, of record in Instrument No. 20010404-0032425, Register's Office for Davidson County, Tennessee, Also, being the same property conveyed to Lee H. Groitzsch and wife, Rene Groitzsch by deed from Regenia E. Lark n/k/a Regina Lark English, of record in Instrument No. 20141201-0109801, Register's Office for Davidson County, Tennessee.

The said Rene Groitzsch is also known as Matha Rene Groitzsch.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat in Instrument No. 20060202-0012962, Register's Office for said County; and (b) Restrictions of record in Book 982, page 315, said Register's Office, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Unimproved ☐

This is improved ☒ property, known as 1407 Cardinal Avenue, Nashville, TN 37216
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20150075255 DEEDWARR
Recvd: 09/03/15 09:56 2 pgs
Fees:13.00 Taxes:1757.50
20150903-0089848

Witness my hand this 27th day of August, 2015

Lee H. Groitzsch

Matha Rene' Groitzsch

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lee H. Groitzsch and wife, Matha Rene' Groitzsch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of August, 2015.

Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY