WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150080584 DEEDWARR
Recvd: 09/22/15 11:19 2 pgs
Fees: 13.00 Taxes: 710.40

20150922-0096203

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 4/2/2018

(AFFIX SEAL)

KATHRYN M. CASSIDY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Yulia Chernenko	Same as	181-14-0A-083.00 CO
(NAME)	(NAME)	
8277 Rossi Road	Owner	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Ryan Smith and Patti Smith, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Yulia Chernenko, a single woman, 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 Unit No. 83, on the Horizontal Property Regime for The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to RYAN SMITH and wife, PATTI SMITH, by deed from CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, of record in Instrument No. 20061219-0156182, dated December 15, 2006, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 8277 Rossi Road, Brentwood, TN 37027
(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.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness our hands this 18th day of September, 2015.

Ryan Smith

Patti Smith

STATE OF TENNESSEE

COUNTY OF

On this 18th day of September, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ryan Smith and Patti Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-3-2015

Notary Public,

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY