(1)

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 02-07-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Barry Bree Barry	CMG Mortgage Inc.	172-15-0A-179.00-CO
(NAME)	(NAME) dba CMG Financial 3160 Crow Canyon Road	
(ADDRESS)	(ADDRESS) Suite 400	
, TN	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Alexandre A. Koumtchev and Natalia S. Koumtcheva,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William Barry and Bree Barry, 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:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Holt Woods Section Ten of record in Book 9700, Page 281 & 282, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Alexandre A. Koumtchev and spouse, Natalia S. Koumtcheva, by deed of record in Instrument No. 20031107-0163926 and re-recorded in Instrument No. 20030623-00862588, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 1609 Crosswind Pl., Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20150109570 DEEDWARR
Recvd: 12/29/15 12:51 2 pgs
Fees:13.00 Taxes:1065.60
20151229-0130553

Witness my/our hands this 28th day of December, 2015.

Alexandre A. Koumtchev

Natalia S. Koumtcheva

State of Tennessee
County of Williamson

Personally appeared before me Alexandre A. Koumtchev and Natalia S. Koumtcheva, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of December, 2015.

Notary Public
My Commission Expires: _____

File No.: 10359

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017