RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160001167 DEEDWARR
Recvd: 01/06/16 11:59 3 pgs
Fees:18.00 Taxes:2305.10
20160106-0001257

ADDRESS NEW OWNER:
Yevgueni Litvinov
327 Lauderdale Rd
Nashville, Tennessee 37205

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Farmington Mortgage, a division of Capstar Bank
2002 Richard Jones Road, Suite 300-A
Nashville, TN 37215

MAP 103-12
GROUP
PARCEL 106.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey C. Heeren and Ashley LaRoche Heeren, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Yevgueni Litvinov and Elena Litvinov, 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 parts of Lots Nos. 15 and 16, Block "G" on the Plan of Cherokee Park, Section I, as of record in Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Aberdeen Road, 10 feet East of the northwest corner of said Lot No. 16; thence, with said road, South 70 deg. 50' East 55 feet to a pin and South 73 deg. 40 1/2' East 75 feet more or less, to the beginning of a curve; thence, around said curve southeastwardly to the westerly margin of Lauderdale Road; thence, with said road, South 24 deg. 11 1/2' West 53.3 feet, more or less, to the corner of Lots Nos. 15 and 16; continuing with said Road South 33 deg. 52 1/2' West 35 feet to the northeast corner of the property conveyed to Robert Jakes and wife, by Deed from Mrs. Myrtle Davis, of record in Book 1151, page 229, said Register's Office; thence, with said Jakes' northerly line, westwardly 130.4 feet, more or less, to a point 10 feet East of said Jakes' northerly line, westwardly 130.4 feet, more or less, to a point 10 feet East of said Jakes' northwest corner; thence, North 24 deg. East 68 feet, more or less, to the beginning.

Being the same property conveyed to Jeffrey C. Heeren and Ashley LaRoche Heeren, husband and wife by deed from Doris H. Hunter and Shari Kay Hunter, both unmarried of record in Book 11620, page 709, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **327 Lauderdale Rd, Nashville, Tennessee 37205.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

WITNESS our hands this the **4th** day of **January, 2016.**

Jeffrey C. Heeren

Ashley LaRoche Heeren

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeffrey C. Heeren and Ashley LaRoche Heeren, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of January, 2016.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 5/3/2016

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $623,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of January, 2016.

NOTARY PUBLIC

My Commission Expires:
8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

#15-9016