THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $119,000.00 Affiant Subscribed and sworn to before me, this _____ day of January, 2016. Notary Public My Commission Expires: 10/14/19

MONTGOMERY COUNTY ★ ELIZABETH M. PRESTON ★ STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner: Dmitri & Yuri Kovalenko 7726 Poplar Ridge Dr Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128-07-0-009.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY M. ERWIN, A SINGLE PERSON** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **YURI KOVALENKO and NINA KOVALENKO, HUSBAND AND WIFE, and DMITRI KOVALENKO, UNMARRIED, and SVETLANA KOVALENKO, UNMARRIED,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3-B, on the Plan of Zone Lot Division, Section One, Clunan Heights, of record in Plat Book 6250, page 354, amending Plat Book 4300, page 17, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to MARY M. ERWIN, A SINGLE PERSON, by deed from CRISPIN PROPERTIES, LLC, of record in Instrument No. 20060801-0093243, dated July 28, 2006, said Register's Office.

This is improved property commonly known as: **7764 Sawyer Brown Rd, Nashville, TN 37221.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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:T20160008001 DEEDWARR
Recvd: 01/29/16 13:38 2 pgs
Fees:13.00 Taxes:440.30
20160129-0008935

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of January, 2016.

MARY M. ERWIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MARY M. ERWIN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of January, 2016.

Notary Public
My Commission Expires: 10/14/19

