This instrument Prepared By and return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20160011293 AFFIDAVIT
Recvd: 02/10/16 11:25 3 pgs
Fees:17.00 Taxes:0.00
20160210-0012882

AFFIDAVIT as to ORIGINAL DOCUMENTS LOST IN TRANSIT/

SCRIVENER'S AFFIDAVIT

Comes now, Brian Mitchell, hereinafter referred to as Affiant, on this 9th day of February 2016, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. The Affiant is an employee of Rudy Title and Escrow, LLC.

2. Rudy Title and Escrow, LLC received documents for closing a property located in **Davidson** County, TN for property located at **1509 Daphne Place, Brentwood, TN 37027**, including a Warranty Deed dated November 23rd, 2015 and executed by SERGEY IVANOV AND ALLA IVANOVA, HUSBAND AND WIFE (GRANTORS) to LORALIE T. LIGGETT AND ALLEN C. LIGGETT, WIFE AND HUSBAND (GRANTEES).

3. The original Warranty Deed which was to have been recorded was either lost, misrouted, or destroyed prior to recordation.

4. Affiant makes the affidavit in order to complete the recording of this conveyance and hereby certifies that the copy attached to this affidavit is a copy of the original document.

Brian Mitchell

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRIAN MITCHELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of February, 2016.

Dana Delworth

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Road, Suite 203A Nashville, TN 37215 CRT File No. 15105557	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 6th day of November, 2015. Notary Public My Commission Expires: 3/6/18

WARRANTY DEED

Address New Owner: Allen Liggett and Loralie Liggett 1509 DAPHNE PL Brentwood TN 37027-1718	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-03-0A-201.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sergey Ivanov and Alla Ivanova, Husband and Wife ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to Allen Liggett and Loralie Liggett, Husband and Wife, ("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 12, SECTION 7, FREDERICKSBURG, as shown on plat of record in Plat Book 7900, Page 509 and Plat Book 9700, Page 405, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sergey Ivanov and wife, Alla Ivanova by Warranty Deed from Susan S. Slay, recorded on the 28th day of May, 2009 in Instrument No. 20090528-0048849, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 7, FREDERICKSBURG, as recorded in Plat Book 7900, Page(s) 509, Plat Book 9700, Page 405 and Amenities Area Plat recorded in Plat Book 7900, Page 807.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 10453, Page 931 and Book 10694, Page 541.

Terms and provisions of by-Laws recorded in Book 8920, Page 45 and Book 10694, Page 541.

Charter of Fredericksburg Homeowners Association, Inc. recorded in Book 8920, Page 40.

Easement for BellSouth Telecommunications, recorded in Book 10709, Page 143.

Easement for Construction, Maintenance and Drainage, recorded in Book 7851, Page 712.

Easement for Water Main, recorded in Book 9698, Page 81.

Easement for Sanitary Sewer, recorded in Book 9698, Page 124.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 7993, Page 269 and Book 9607, Page 431.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances recorded in Book 7358, Page 643. Conveyance of open space recorded at Instrument No. 20131023-0110469.

This is improved property located at 1509 DAPHNE PL Brentwood TN 37027-1718

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of November, 2015.

Sergey Ivanov
Sergey Ivanov

Alla Ivanova
Alla Ivanova

STATE OF CONNECTICUT)
COUNTY OF New Haven)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sergey Ivanov and Alla Ivanova, ~~with whom I am personally acquainted~~, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of November, 2015.

Jeffrey Francis Von Flatern
NOTARY PUBLIC
State of Connecticut
My Commission Expires
August 31, 2020

Notary Public

My Commission Expires: _____