Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160034945 DEEDWARR
Recvd: 04/28/16 09:23 2 pgs
Fees:13.00 Taxes:288.60

20160428-0041342

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 07-03-2019

(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda Mae Fogwell	NEW OWNER	107-05-OA-123.00
(NAME)	(NAME)	
123 Five Oaks Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Alexander Chernitskiy, married** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Linda Mae Fogwell, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 123 on the Plan of Five Oaks, of record in Plat Book 5200, Page 355, as corrected in Book 5784, Page 521, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alexander Chernitskiy by Substitute Trustee's Deed from Shapiro & Ingle, LLP, a Tennessee Limited Liability Partnership, as Substitute Trustee, dated March 24, 2016 and recorded March 29, 2016 of record in Instrument Number 20160329-0029368, Register's Office for Davidson County, Tennessee.
* Said property is not the marital residence of said Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 5200, Page 355, as corrected in Book 5784, Page 521, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 5781, Page 563 as amended in Book 5784, Page 563 and Book 5957, Page 930, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement recorded in Book 5766, Page 716, in the Register's Office of Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20130118-0006279, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument

No. 20020605-0068054, in the Register's Office for Davidson County, Tennessee.
Five Oaks Homeowner's Association record in Instrument Number 20150625-0061298, in the Register's Office for Davidson County, Tennessee.
Rules and Regulations record in Instrument Number 20150625-0061297, in the Register's Office for Davidson County, Tennessee.
By-Laws of Five Oaks Homeowner's Association, Inc., in Book 5781, Page 602 as amended in Instrument Number 20160212-0013783, in the Register's Office for Davidson County, Tennessee.
Charter of Five Oaks Homeowners Association of record in Book 5790, Page 798, in the Register's Office for Davidson County, Tennessee.
Any rights, claims, or interest of Cynthia A. Weaver or Tracie L. Savko in the land or any claim that the foreclosure by Bayview Loan Servicing, LLC is invalid.

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.

unimproved ☐

This is improved ☑ property, known as 123 Five Oaks Drive, Nashville, TN 37217
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 27th day of April, 2016.

Alexander Chernitskiy

State of Tennessee
County of Williamson

Personally appeared before me Alexander Chernitskiy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of April, 2016.

Notary Public
My Commission Expires: 8/20/17

DONALD R. HARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064