Davidson County DEEDWARR
Recvd: 05/03/16 08:36 4 pgs
Fees:23.00 Taxes:654.90
20160503-0043104

#32971

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32971-04-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $177,000.00. Evelyn Darrell Affiant Subscribed and sworn to before me this 29th day of April, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAR 3, 2018

WARRANTY DEED

Address New Owner: Aleksandra Vladimirovich Zheltkov 256 Thuss Ave. Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.:

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, **Trudy Barber and Evelyn Darrell, devisees under the Last Will and Testament of Marjorie L. Barnes, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aleksandra Vladimirovich Zheltkov, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 256 Thuss Ave., Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 29th day of April, 2016.

Trudy Barber

Trudy Barber

Evelyn Darrell

Evelyn Darrell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Trudy Barber and Evelyn Darrell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2016.

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2018

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 29 on the Map of Woodbine Sales Corporation Plan of Lots called Pleasant View, of record in Book 1130, page 43, Register's Office for said County.

Said Lot No. 29 fronts 54 feet on the northerly side of Thuss Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Marjorie Louise Barnes and Emma Jean (Barnes) Watson by deed dated February 28, 1972 from Annie Barnes, a widow, reserving unto herself a life estate, of record in Book 4591, page 627, Register's Office for Davidson County, Tennessee. Annie Barnes retained a life estate but predeceased Emma Jean Watson and Marjorie Louise Barnes. Emma Jean Watson (Tarpley) died on October 13, 2014 leaving a Last Will and Testament filed for Probate in Docket No. 16P71, Probate Court for Davidson County, Tennessee and Instrument No. 20160121-0006316, Register's Office for Davidson County, Tennessee, for the purpose of establishing muniment of title only. Pursuant to said Will, subject property was devised to Marjorie L. Barnes. Order For Probate filed as Instrument No. 20160121-0006315, Register's Office for Davidson County, Tennessee. Marjorie L. Barnes died on November 29, 2015 leaving a Last Will and Testament filed for Probate in Docket No. 16P73, Probate Court for Davidson County, Tennessee and Instrument No. 20160121-0006321, Register's Office for Davidson County, Tennessee, for the purpose of establishing muniment of title only. Pursuant to said Will, subject property was devised to Evelyn Darrell and Trudy Barber. Order for Probate filed in Instrument No. 20160121-0006320, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. .
2. All matters appearing on the Plan of record as Book 1130, page 43, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

