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Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me this 28th day of April, 2016.

Notary Public
My Commission Expires: 5/8/17

BILL GARRETT, Davidson County
Trans:T20160036821 DEEDWARR
Recvd: 05/03/16 16:04 2 pgs
Fees:13.00 Taxes:1184.00
20160503-0043739

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

16-0211

Address of New Owner:	Send Tax Bills to:	Tax Information:
Gary Johnson	Regions Bank dba Regions Mortgage	
7400 Kreitner Drive	2050 Parkway Circle	155-08-0E-077.00-CO
Nashville, TN 37221-4155	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Lilia F. Timoshenko, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Gary L. Johnson and Shelia F. Johnson, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Final Plat of Resubdivision, Bellevue Highlands, Phase 2 of record in Plat at Instrument No. 20010202-0010403, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lilia F. Timoshenko by Quit Claim deed from Vladimir N. Timoshenko of record in Instrument No. 20120405-0029437 Register's Office for Davidson County, Tennessee, dated April 03, 2012 and recorded on April 05, 2012.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7400 Kreitner Drive, Nashville, TN 37221-4155.**

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 28th day of April, 2016.

Lilia F Timoshenko

Lilia F. Timoshenko

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Lilia F. Timoshenko**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of April, 2016.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18