File Box 8

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32953-04-2016** **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: $989,000.00. Affiant Subscribed and sworn to before me this 12th day of May, 2016. Notary Public My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

Address New Owner: Catherine Holson 5020 High Valley Dr. Brentwood, TN 37027	**Send Tax Bills To:** **NEW OWNER**	**Tax Information:** Map and Parcel No.: 159 07 0 A 014 00CO

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, **Alexander Prikhojan and wife, Mi Yu**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine J. Holsen, 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 5020 High Valley Dr., Brentwood, TN 37027

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.

BILL GARRETT, Davidson County
Trans:T20160040273 DEEDWARR
Recvd: 05/13/16 14:56 3 pgs
Fees:18.00 Taxes:3659.30
20160513-0048059

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of May, 2016.

Mi Yu

Alexander Prikhojan by Mi Yu, Atty-In-Fact

Alexander Prikhojan, by Mi Yu, his Attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 12th day of May, 2016.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mi Yu , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Alexander Prikhojan, and she is authorized by Alexander Prikhojan to execute this instrument on his behalf.

Witness my hand and seal, at Office, this 12th day of May, 2016

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of High Valley Section One, as of record in Plat Book 9700, page 188, corrected by Surveyors Certificate of Correction in Instrument No. 20000501-0043193, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Alexander Prikhojan and wife, Mi Yu, by deed dated June 9, 2005 from Richard M. Caprioli and wife, Christine G. Caprioli of record in Instrument No. 20050623-0072379, Register's Office for Davidson County, Tennessee.

Together with Easement as more fully described in the Deed of Easement of record in Book 10839, Page 572, 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. 159 07 0 A 014 00CO.
2. Declaration of Covenants, Conditions and Restrictions for High Valley of record in Book 10122, page 121, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 9700, page 188, corrected by Surveyors Certificate of Correction in Instrument No. 20000501-0043193, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 9829, page 561, Register's Office for Davidson County, Tennessee.
5. Easement for brick wall and driveway of record in Book 10839, page 569 and Instrument No. 20160310-0022986, Register's Office for Davidson County, Tennessee.
6. Easement for access, ingress/egress and utilities of record in Book 9184, page 868, Register's Office for Davidson County, Tennessee.
7. Easement for right of way of record in Book 2201, page 634, Register's Office for Davidson County, Tennessee.
8. Easement for transmission line of record in Book 2276, page 60, Register's Office for Davidson County, Tennessee.