Davidson County DEEDWARR Recvd: 08/24/16 10:38 3 pgs Fees:18.00 Taxes:629.00 **20160824-0088516**

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,000.00** Affiant Subscribed and sworn to before me, this 23rd day of August, 2016 Notary Public MY COMMISSION EXPIRES: 1/6/2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Shoemake	SAME	162-10-0
(NAME)	(NAME)	(MAP)
617 Sue Drive		094.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013-4115		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Mikhail Yurevich Zemmel and wife, Elena A. Zemmel, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Daniel Shoemake and Christina I. Sepulveda, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Brook-View-Estates, Section 2, of record in Book 4460, page 163, said Register's Office, to which plan reference is hereby made for a complete description of said property.

Being the same property conveyed to Mikhail Yurevich Zemmel and wife, Elena A. Zemmel by Warranty deed from Dana R. Sparkman and wife, Deborah G. Sparkman of record in Instrument No. 20010430-0042949 Register's Office for Davidson County, Tennessee, dated April 26, 2001 and recorded on April 30, 2001.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 617 Sue Drive, Antioch, Tennessee 37013-4115

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 my/our hand(s) this 23rd day of August, 2016.

Mikhail Yurevich Zemmel

Mikhail Yurevich Zemmel

Elena A. Zemmel
by Mikhail Yurievich Zemmel
as Attorney-in-Fact

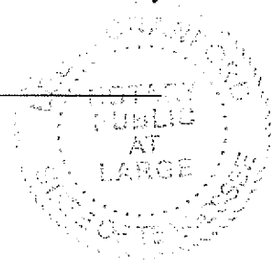
Elena A. Zemmel by Mikhail Yurevich Zemmel as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mikhail Yurevich Zemmel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of August, 2016.

Notary Public



My Commission Expires: 1/6/2020

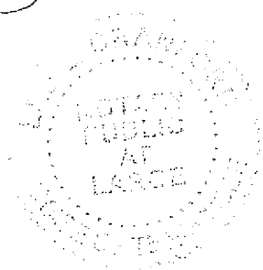
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Mikhail Yurevich Zemmel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Elena A. Zemmel, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Elena A. Zemmel, the bargainor, by the said Mikhail Yurevich Zemmel, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 23rd day of August, 2016.

Notary Public

My Commission Expires: 1/6/2020



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

