WARRANTY DEED

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 05/22/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Collin Thomas	Same	034 01 0 045.00
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 09/21/16 15:08 3 pgs Fees:18.00 Taxes:1202.50 20160921-0099707
199 East Harbor		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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 Helen Logvinov individually and Helen Logvinov, Trustee or her successor in trust of the Helen Logvinov Revocable Living Trust and any amendments thereto u/a/d February 6, 2006.**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Collin Thomas and Sheryl Thomas**, 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 Lot No. 55 on the Plan of Echo Meadows, of record in Book 2331, Page 64, Register's Office for said County, described as follows:

Said Lot No. 55 fronts 190 feet on the southeasterly side of Meadow Lark Lane and runs back 206 feet on the northeasterly line and 193.6 feet on the southwesterly line to a dead line, measuring 193.8 feet thereon.

Being the same property conveyed to Helen Logvinov by Quit Claim Deed dated 12/28/2000 from Vadim Logvinov of record in Instrument 20001229-0127445, Register's Office for Davidson County, Tennessee. The property further having been conveyed to Helen Logvinov Revocable Living Trust dated February 6, 2006 by Quit Claim Deed dated 02/10/2006 from Helen Logvinov of record in Instrument 20060215-0018140, Register's Office for Davidson County, Tennessee.

Subject to (1) All matters as set forth per Book 2331, Page 64, said Register's Office. (2) Taxes for the year 2016 and subsequent years, a lien not yet due and payable.

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 812 Meadowlark Lane, Goodlettsville, TN 37072
(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 our hands this 19 day of September, 2016

Helen Logvinov, Trustee or successor in trust of the HELEN LOGVINOV REVOCABLE LIVING TRUST AND ANY AMENDMENTS THERETO U/A/D FEBRUARY 6, 2006

Helen Logvinov

Helen Logvinov
Individually

Helen Logvinov

Trustee

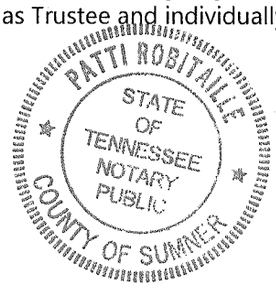
State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Helen Logvinov with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee or successor in trust of the Helen Logvinov Revocable Living Trust and any amendments thereto u/a/d February 6, 2006 and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Trustee and individually.

WITNESS my hand and seal this 19 day of September, 2016

Patti Robitaille

Notary Public Patti Robitaille
My Commission Expires: 05/22/2019
State of Tennessee
County of Sumner

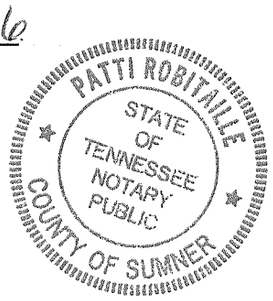


Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen Logvinov, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 19 day of September, 2016

Patti Robitaille

Notary Public Patti Robitaille
My Commission Expires: 05/22/2019



RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

True Copy Certification

I, Patti Robitaille, 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.

Patti Robitaille

Signature

State of **Tennessee**

County of WILLIAMSON

Personally appeared before me, Michelle Lee Pepper a notary public for this county and state, Patti Robitaille who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle Lee Pepper

Notary's Signature

My Commission Expires: May 22, 2019

Notary' Seal (if on paper)

