WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160095854 DEEDWARR
Recvd: 10/31/16 10:20 2 pgs
Fees: 13.00 Taxes: 1017.50
20161031-0114640

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY:
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dmitry Shimanovich	SAME	
(NAME)	(NAME)	
206 Brushy Creek Lane		161-13-B/206
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **HOMER S. FERGUSON AND MARINA R. FERGUSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DMITRY SHIMANOVICH AND JEANETTE SHIMANOVICH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. 206 on the plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611, as amended in Instrument No. 20050329-0034131, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Homer S. Ferguson and Marina R. Ferguson, husband and wife by deed from Pulte Homes Tennessee, Limited Partnership, Nevada Limited Partnership, dated October 27, 2005, of record in Instrument No. 20051102-0132345, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 real property taxes; all matters appearing of record in Instrument No. 20090730-0071237, said Register's Office; Master Deed and Bylaws of record in Instrument Nos. 20050204-0013611, 20050329-0034131, 20070622-0075126, 20040702-0079260, and 20050822-0100021, said Register's Office; and Charter of record in Instrument No. 20041217-0150431, said Register's Office.

unimproved _
This is improved x property, known as 206 Brushy Creek Lane, Nashville, TN 37211
(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 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 hand this 25th day of October, 2016

HOMER S. FERGUSON

Marina R. Ferguson

MARINA R. FERGUSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Homer S. Ferguson and Marina R. Ferguson, the bargainors, 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 and official seal at Nashville, Tennessee this 25th day of October, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019