THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 649,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF Dec., 2016. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160106360 DEEDWARR
Recvd: 12/02/16 15:09 2 pgs
Fees:13.00 Taxes:2404.63
20161202-0126922

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William W. Presler	Regions Bank DBA Regions Mtg	MAP
1904 Sweetbriar Avenue	2050 Parkway Circle	PARCEL 104-16-0-243.00
Nashville, TN 37212-5410	Birmingham AL 35244	
(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, **Kirill Bolotin and Yulia Gilman, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Presler and Amelia Maiga, as joint tenants with rights of survivorship**

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 Easterly 65 feet of the Westerly 67 feet of Lot No. 247 on the Plan of Belmont Heights of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 247 fronts 65 feet on the North side of Sweetbriar Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Kirill Bolotin and Yuliya Gilman, husband and wife by Warranty deed from Nancy N. Northington, unmarried of record in Instrument No. 20140619-0053519 Register's Office for Davidson County, Tennessee, dated June 16, 2014 and recorded on June 19, 2014. Yuliya Gilman is one and the same person as Yulia Gilman.

Being also known as 1904 Sweetbriar Avenue Nashville, Tennessee 37212-5410.

William W. Presler is one and the same person as William Presler and Amelia W. Maiza is one and the same person as Amelia Maiga.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1904 Sweetbriar Avenue, Nashville, TN 37212-5410.**

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 the 1st day of December, 2016.

Kirill Bolotin by R. L. Moore, Attorney in Fact

Yulia Gilman by R. L. Moore, Attorney-in-Fact

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 **R. L. Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Kirill Bolotin and Yulia Gilman**, as their Attorney in Fact, as the free act and deed of the within named **Kirill Bolotin and Yulia Gilman**.

Witness my hand and official seal this the 1st day of December, 2016.

My Commission expires 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Tracey Perry
Notary Public