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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 170110583**<br><br>BILL GARRETT, Davidson County<br>Trans:T20170010710 DEEDWARR<br>Recvd: 02/06/17 10:21 2 pgs<br>Fees:13.00 Taxes:284.90<br>20170206-0012209 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $77,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 1st day of February, 2017.<br><br>Notary Public<br>My Commission Expires:<br><br>WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>MY COMMISSION EXPIRES SEPTEMBER 10, 2018 |

# WARRANTY DEED

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| Address New Owner:<br>Miroslav P. Barnyashev<br>4052 Windwood Lane<br>Nashville, TN 37214 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>107-05-0-A-107.00 CO |

**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, **Shanna L. Howell n/k/a Shanna Howell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Miroslav P. Barnyashev**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

married

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Five Oaks, a planned unit development of record in Plat Book 5200, Page 355, amended in Book 5784, Page 521 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed by Quit Claim Deed from Adam C. Howell to Shanna L. Howell, as recorded on the 23rd day of April, 2002 in Instrument No. 20020423-0050234 and Warranty Deed from Gary L. Lollar to Adam C. Howell, married, as recorded on the 5th day of January, 1999 in Deed Book 11283, Page 599, in the Register's Office of Davidson County, Tennessee.

Said property was never primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF FIVE OAKS, A PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 5200, Page(s) 355, amended in Book 5784, Page 521.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5781, Page 563, Book 5784, Page 563, Book 5957, Page 930, Rules & Regulations recorded at Instrument Nos. 20150625-0061297 and 20150625-0061298.

Terms and provisions of by-Laws recorded in Instrument No. 20160212-00013783.

Charter of Homeowners Association recorded in Book 5790, Page 798.

Easement for Water Mains & Appurtenances, recorded in Instrument No. 20020605-0068054 and Book 5766, Page 716.

Easement for Broadband Communications, recorded in Instrument No. 20130118-0006279.

Easement for Sewer/Storm Drainage, recorded in Book 5563, Page 731.

Private Sewer Easement (Massman Drive) recorded at Instrument No. 20010312-0023241 and Private Planter Easement recorded at Instrument No. 20010312-0023242.

This is improved property located at 107 FIVE OAKS DRIVE Nashville TN 37217-1204

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 1st day of February, 2017.

Shanna L. Howell n/k/a Shanna Simpson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shanna L. Howell n/k/a Shanna Simpson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018