WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

MST 2017-0175

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zeqine Mansaku	New Owner	149-12-0B-070.00-CO
(NAME)	(NAME)	
1105 Twin Circle Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/06/17 14:48 3 pgs
Fees:18.00 Taxes:743.70
20170306-0022058

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, **Anatoliy Smyrnov and wife, Anastasiia Smyrnova,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zeqine Mansakum a single person** 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 Lot No. 22 on the Plan of Phase 2, Forest Cove of record in Plat Book 9700, Page 976 and 977, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anatoliy Smyrnov and wife, Anastasiia Smyrnova by Warranty deed from Mark Murray and wife, Renee Murray of record in Instrument No. 20080630-0067416 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on June 30, 2008. (Value of consideration shown in aforementioned deed $144,000.00.) Being also known as 1105 Twin Circle Drive Nashville, Tennessee 37217.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 976 and 977, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 731, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 11149, Page 641 and as amended in Book 11313, Page 436, in the Register's Office for Davidson County, Tennessee. Charter of record in Book 11595, Page 877, in the Register's Office for Davidson County, Tennessee. Dedication of Common Areas of record in Instrument Number 20000407-035204, in the Register's Office for Davidson County, Tennessee. Easements of record in Book 437, Page 21, Book 11540, Page 798, Book 2244, Page 13, Book 3463, Page 126, Book 3852, Page 679, Book 4607, Page 484, Book 7181, Page 183, Book 7582, Page 193 and Book 7269, Page 389, in the Register's Office for Davidson County, Tennessee.

This property, known as 1105 Twin Circle Drive, Nashville, TN 37217

(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/our hand(s) this 6 DAY OF March, 2017.

Anatoliy Smyrnov

Anatoliy Smyrnov

Anastasiia Smyrnova

Anastasiia Smyrnova

STATE OF Tennessee
COUNTY OF Williamson

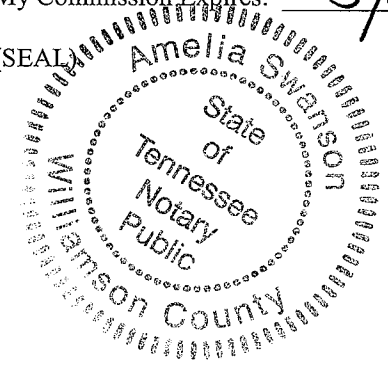
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anatoliy Smyrnov and Anastasiia SMyrnova, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of March, 2017.

Notary Public

My Commission Expires: 5/27/2019

(SEAL)



True Copy Certification

I, **Jessica Graham**, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, **Gregory D. Vadner**, a notary public for this county and state, **Jessica Graham** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 4-24-19
Notary' Seal (if on paper)

