Davidson County DEEDWARR
Recvd: 05/30/17 08:13 3 pgs
Fees:18.00 Taxes:924.63
20170530-0053006

29643-5

Box 14

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee
County of ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is **$249,900.00.**

Affiant

Subscribed and sworn to before me, this the ~~25th~~ 26th day of **May, 2017.**

Notary Public

My commission expires: 3-30-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gennadi Kaboulov and Jordan Kaboulov	**First Bank**	**174-11-0A-418.00co**
2453 Haskell Drive	**318 Seaboard Lane, Suite 205**	
Antioch, TN 37013	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Phillip Davis Construction, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gennadi Kaboulov and Jordan Kaboulov, 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 all of Lot No. 398 on the Plan of Final Plat Cluster-Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, a planned unit development, as shown by plat appearing of record in Instrument No. 20060216-0018813 and re-recorded in Instrument No. 20060531-0063598, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description of said lot.

BEING part of the same property conveyed to Philip Davis Construction, LLC, a Tennessee limited liability company by Deed dated April 8, 2016 from Celebration homes, LLC, a Tennessee limited liability company and The Craig Company, of record in Instrument No. 20160415-0036456, Register's Office for DAVIDSON County, Tennessee.

THE conveyance subject to the following: (1) The Plan of record as shown in Instrument No. 20060216-0018813 and re-recorded in Instrument No. 20060531-0063598, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Grant of Transmission Line Easement of record in Book 4428, page 565 and Book 4420, page 36, said Register's Office. (3) Agreement for Dedication of Easement for Water Mains, Access Road, Power Lines and Appurtenances of record in Book 5078, page 475, said Register's Office. (4) Right of Way Easement for United Telephone Company of record in Instrument Nos. 20020123-0009340 and 20060607-0067535, said Register's Office. (5) Declaration of Covenants, Conditions and Restrictions and By-Laws of Cane Ridge Farms, of record in Instrument No. 20000905-0087103 and amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848, Instrument No. 20100526-0040558, and Instrument No. 20120604-0048269 of record in Register's Office for Davidson County, Tennessee. (6) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060112-0004819, amended in Instrument No. 20101228-0102708, said Register's Office. (7) Cain Ridge Farms Homeowners' Association, Inc. Rule Regarding Working Capital Contribution in Instrument No. 20160601-0055259, said Register's Office. (8) Charter of Cain Ridge Farms Homeowners' Association, Inc., of record in Instrument No. 20010815-0088360, said Register's Office. (9) Conveyance of Open Space to Cane Ridge Farms Homeowners' Association, Inc. of record in Instrument No. 20110128-0007971, said Register's Office. (10) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.

This is improved property, known as **2453 Haskell Drive, Antioch, TN 37013**

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 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 **25th** day of **May, 2017.**

Philip Davis Construction, LLC,
a Tennessee limited liability company

By: _____
Philip Davis, Sole Member and Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Philip Davis, Sole Member and Owner** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the **Sole Member and Owner** of **Phillip Davis Construction, LLC**, the within named bargainor, a Tennessee limited liability company, and that s/he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Philip Davis** as **Sole Member and Owner.**

Witness my hand, at office at Nashville, Tennessee, this **25th** day of **May, 2017.**

_____
Notary Public

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/1/20

True Copy Certification

I, Kristen Traini, 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, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY