Return: McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Elizabeth L. Willis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2017

Emily Betts
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dmitry Ginzburg Ashley Ginzburg	New Owner	172 13 0A 068.00
(NAME)	(NAME)	
404 Waterton Ct.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20170061259 DEEDWARR
Recvd: 07/18/17 11:18 2 pgs
Fees: 13.00 Taxes: 1572.50
20170718-0072172

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Leslie A. Atchley and Daniel R. Atchley, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dmitry Ginzburg and Ashley Ginzburg, 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 Lot No. 28 on the Plan of Section Two, Williams Grove, of record in Book 9700, pages 902-906, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Leslie A. Atchley and Daniel R. Atchley, wife and husband, by Warranty Deed from Jesse L. Alley and wife, Caroline D. Alley, dated May 3, 2013 and recorded May 8, 2013 in Instrument Number 20130508-0046535, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the 2017 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to plan of record in Plat Book 9700, page 902-906, said Register's Office.

Subject to all matters shown on PUD Boundary Plat of record in Plat Book 9700, page 520, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10741, page 678; amended in Book 11167, page 755, Book 11643, page 316 and Instrument Number 20010514-0049490, said Register's Office.

Subject to HOA Charter of record in Book 10741, page 671, amended in Instrument Number 20010618-0064214, said Register's Office.

Subject to Conveyance of Open space of record in Instrument Number 20010514-0049489, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 404 Waterton Ct., Brentwood, TN 37027

(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 hands this 14th day of July, 2017.

Leslie A. Atchley

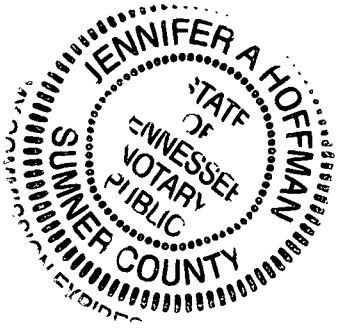
Daniel R. Atchley

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie A. Atchley and Daniel R. Atchley, the bargainor(s), 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 purposes therein contained.

WITNESS my hand and seal this 14th day of July, 2017.

Notary Public
My Commission Expires: 4/18/19



File No.: 20171607