BILL GARRETT, Davidson County
Trans:T20170062579 DEEDWARR
Recvd: 07/21/17 10:01 3 pgs
Fees:18.00 Taxes:2608.50
20170721-0073843

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

28402-1A
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
4901 Centennial Partners, LLC 1033 Demonbreun, Suite 600 Nashville, TN 37203	New Owner	09100004400

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Yuriy Gaydamachenko and wife, Olena Samokhina** (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **4901 Centennial Partners, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being part of Block B as shown on Plan No. 2 of West Nashville, of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING at the Northwest corner of Louisiana Avenue and 49th Avenue, North; thence, with the westerly margin of said 49th Avenue northerly 71.5 feet to the southerly margin of Centennial Boulevard; thence, with said margin westerly 275.5 feet to the northerly margin of Louisiana Avenue; thence, with the northerly margin of said Avenue easterly 264.5 feet to the BEGINNING.
>
> BEING all of the same property conveyed to Yuriy Gaydamachenko and wife, Olena Samokhina by Warranty Deed dated February 21, 2008 from Fuad Askerov and wife, Emma Saakova and Alahverdi Askerov and Isfira Askerova, as joint tenants with right of survivorship, of record in Instrument No. 20080311-0024551, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 4901 Centennial Boulevard, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 30th day of June, 2017.

Yuriy Gaydamachenko

Olena Samokhina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Yuriy Gaydamachenko and wife, Olena Samokhina, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 30th day of June, 2017.

Notary Public
My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $705,000.00.

Affiant

Subscribed and sworn to before me this
30th day of June, 2017.

Notary Public
My Commission Expires: 1-6-2020

PATRICIA J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 09100004400

3. All Matters as shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.