Stones River
178

BILL GARRETT, Davidson County
Trans: T20170065329 DEEDWARR
Recvd: 07/31/17 11:04 3 pgs
Fees: 18.00 Taxes: 1702.00
20170731-0077267

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Kallie Gretton
Affiant

Subscribed and sworn to before me this 24 day of July, 2017.

Notary Public
My commission expires: 3-13-18

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

07-1706-86705

Address of New Owner:	Send Tax Bills to:	Tax Information:
Oleg Maksymenko 9441 Highway 96 Franklin TN 37064	SAME	178-00-0-076.00 178-00-0-061.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey Alan Vogrin, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Oleg Maksymenko and Margaryta Velykanova, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

The following parcels of Real Estate located in Davidson County, Tennessee and being more particularly described as follows, to-wit:

Parcel One (1): MAP AND PARCEL: 178-00-0-076

BEING a tract of land shown on property Map 178, Assessor's Office, bounded in general by State Highway 96 on the Northeast, Mary Ann South on the Northwest, Lloyd Linton on the Southwest, and the Gary Christy remainder on the Southeast, more particularly described as follows:

Beginning at an iron pin set at an existing but broken concrete monument on the Southwest R.O.W. of State Highway 96, said pin being the Easternmost corner of Mary Ann South, (Ref. Deed Book 7035, Page 710, R.O.D.C.): Thence leaving South and with the Southwest R.O.W. of the Highway, running generally along the top of the Northeast Bank of Little East Fork Creek, South 57 Deg. 44 Min. 02 Sec. East 102.74 feet to an iron pin set, said iron pin being located North 57 Deg. 44 Min. 02 Sec. West 347.56 feet from a reference iron pin; Thence leaving the Highway and with 2 new lines, South 30 Deg. 49 Min. 28 Sec. West, crossing first the creek, and then the centerline of a 50 Foot Ingress-Egress Easement at 95.24 feet, in all 294.24 feet to an iron pin set; Thence South 59 Deg. 27 Min. 56 Sec. West, crossing a fence at approximately 564 feet, in all 604.42 feet to an iron pin set in the Northeast line of Lloyd Linton (Ref. Deed Book 6697, Page 731, R.O.D.C.); said pin being located North 35 Deg. 28 Min. 49 Sec. West 1025.96 feet from a reference iron pin; thence with Linton's Northeast line, N 35 deg. 28 min. 49 sec. W 318.13 ft. to an existing iron pin near a fence corner, said pin being Mary Ann South's Southernmost corner; thence leaving Linton and the fence, and with South's Southeast line, N 65 deg. 11 min. 26 sec. E, eventually running generally with a fence, and re-crossing Little East Fork Creek, 847.35 ft. to the point of beginning, and being the western portion of Deed Book 5475, Page 152, Register's Office, according to a survey dated 4/26/96 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

For informational purposes only: prior deed references subject property to contain 5.00 acres, more or less.

Being the same property conveyed to Gary and Anita Christy by Quitclaim Deed from Alice Christy, dated May 20, 2004, recorded June 2, 2004, of record in Instrument No. 20040602-0064438, Register's Office for Davidson County, Tennessee.

Parcel Two (2): MAP AND PARCEL: 178-00-0-061
A portion of the John A. Bragg, et ux, property located on State Highway 96 in Davidson County, Tennessee, near the Davidson - Williamson County line and shown as Lot No. 1 on the survey by Carlisle & Brown, Engineering and Surveying, dated August 22, 1978.

BEGINNING at an existing concrete highway right-of-way marker in the southerly Right-of-Way line of State Highway 96, said beginning point being the Northeast corner of Dr. Burton P. Grant property and the Northwest corner of the property described herein; thence South 39 Deg. 56 Min. East a distance of 450.00 feet along the southerly Right-of-Way line of State Highway 96 to an iron pin; thence South 26 Deg. 21 Min. a distance of 1,118.95 feet to an iron pin located in the Northeast line of the Hooper Linton property; thence North 37 Deg. 49 Min. West a distance of 1,062.10 feet with the Hooper Linton property line to an iron pin; thence North 62 Deg. 51 Min. East a distance of 852.39 feet along the Southeasterly line of the Dr. Burton P. Grant property to the point of beginning.

For informational purposes only: prior deed references subject property to contain 16.00 acres, more or less.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS PARCEL is that certain property identified herein as Parcel 1, having been conveyed to grantors herein by deed of record in Instrument No. 20040602-0064438, said Register's Office, to which instrument reference is hereby made for a more complete description.

Being the same property conveyed to Gary Lee Christy and wife, Anita Christy by deed from Alice Christy, dated July 25, 1979, recorded August 1, 1979, of record in Book 5475, Page 152, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jeffrey Alan Vogrin, unmarried by deed from Gary Lee Christy and wife, Anita Christy, dated January 17, 2014, recorded January 22, 2014, of record in Instrument No. 20140122-0005826, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 9441 Highway 96, Franklin, TN 37064.

Katie Mae Vogrin, spouse of Grantor, joining in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19 day of July, 2017.

Jeffrey Alan Vogrin

Katie Mae Vogrin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jeffrey Alan Vogrin and Katie Mae Vogrin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 19 day of July, 2017.

State of Tennessee at Large

My Commission expires: 04/06/2020

HILLARY A. PATE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020