WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170065833 DEEDWARR
Recvd: 08/01/17 10:40 2 pgs
Fees: 13.00 Taxes: 765.90
20170801-0077879

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00.

Natalia Zemchikhina
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2017.

Cecilia Kendall
Notary Public

MY COMMISSION EXPIRES: 4/9/19
(AFFIX SEAL)

CECILIA KENDALL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-070171

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Natalia Zemchikhina, Unmarried	Natalia Zemchikhina, Unmarried	
(NAME) 737 Allen Pass	(NAME) 737 Allen Pass	052-16-0-035.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seven Thousand And No/100 Dollars ($207,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, 574 JOYCE LN, LLC, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NATALIA ZEMCHIKHINA, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HER 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 Marlin Meadows, Section No. 4, of record in Plat Book 2133, Pages 66 and 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to 574 Joyce Ln, LLC by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee, of record in Instrument No. 20170621-0062321, Register's Office for Davidson County, Tennessee, dated April 20, 2017 and recorded on June 21, 2017.

unimproved ☐
This is improved ☐ property, known as 737 Allen Pass, Madison, TN 37115
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness 574 Joyce Ln, LLC this 27 day of July 2017

574 Joyce Ln, LLC

Christopher Neel, President

Wilson C Laine, Secretary

STATE OF
COUNTY OF

On this the 28th day of July, 2017, before me personally appeared Christopher Neel and Wilson C Laine, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President and Secretary of 574 Joyce Ln, LLC, the within named bargainor, a limited liability company, and that he/she as such President and Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of July, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

