# WARRANTY DEED

**PLEASE RETURN TO:**

**WARRANTY TITLE INSURANCE CO**

**120 ANDERSON LANE**

Bill Garrett Davidson County
Batch# 506 **DEEDWARR**
09/13/2017 10:26:00 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20170913-0093497

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 310,000.00

Sarah M. Dadley
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 23rd DAY OF August2017

AEwalston
Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dan V Maslov and Valentina Maslov | CMG Financial | 105-7-166.00 |
| 6637 Holmes Ln | 3160 Crow Canyon Rd, Ste 400 | |
| Carmichael, CA 95608 | San Ramon, CA 94583 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, *Martiez Cordell Bright, Unmarried*
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO *Dan V Maslov, unmarried and Valentina Maslov, unmarried*
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:

Being Lot No. 8 in Block "A", on the plan of a Subdivision of Block "A" and "D" Merritt Property, as of record in Book 421, page 153, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martiez Cordell Bright by Quitclaim Deed from Raymond Webster and Juan Marks dated 2/29/12 and filed for record on 3/1/12 of record in Book 201203010018196, said Register's Office for said County.

This conveyance is subject to: Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This instrument is executed on behalf of Mrtiez Cordell Bright by his lawful Attorney-in-Fact, Malika Rashida Armstrong pursuant to the power and authority vested in her by instrument filed for record in Book *, page _____, Register's Office, Davidson County, Tennessee.

*20170913-0093495

This is: Unimproved ( )
Improved ( x ) Property, known as 1304 Little Hamilton Avenue, Nashville, TN 37203
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 hands this 23rd day of August, 2017.

Martiez Cordell Bright, by,
Malika Armstrong, attorney in fact
Martiez Cordell Bright
By: Malika Rashida Armstrong, Attorney-in-Fact

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STATE OF TENNESSEE
COUNTY OF Davidson

On this the 23rd day of August, 2017, before me personally appeared Malika Rashida Armstrong to me known to be the person who executed the foregoing instrument in behalf of Martiez Cordell Bright as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Martiez Cordell Bright.

Witness my hand and official seal at Hendersonville, Tennessee, this 23rd day of August, 2017.

My commission expires: 3/2/24

Notary Public

