THIS INSTRUMENT PREPARED BY:

James L. Grillot

900 S. Gay St., 4th Floor

Knoxville, TN 37902

AFTER RECORDING RETURN TO:

Grantee:
Yuriy Y. Gaydamachenko
5505 New York Avenue
Nashville, TN 37209

Send Tax Bills To:
Yuriy Y. Gaydamachenko
3512 Greenwood Drive
Hermitage, TN 37076

Map & Parcel Nos.:
091-02-0-296.00

Bill Garrett Davidson County
Batch# 6163 DEEDWARR
09/29/2017 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,030.45
20170929-0100120

# WARRANTY DEED

**THIS INDENTURE**, made and entered into this 28th day of September, 2017, by and between **Patricia M. White, unmarried**, party of the first part, and **Yuriy Y. Gaydamachenko and wife, OlenaSamokhina**, party of the second part,

**WITNESSETH:** That for and in consideration of **TWO HUNDRED SEVENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($278,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

**Land in Davidson County, Tennessee, being Lots Nos. 1410 and 1412 in Block No. 54 in Plan No. 2 (erroneously referred to as Plan No. 3 in previous deeds of record) of West Nashville, which plan is of record in Book 57, Page 172 (erroneously referred to as Page 175 in previous deeds of record), Register's Office for Davidson County, Tennessee. Said Lots Nos. 1410 and 1412 front 25 feet each on the southerly side of New York Avenue and extend back between parallel lines 150 feet to an alley, showing on said alley 25 feet each.**

**Being the same property conveyed to Patricia M. White, unmarried, and Jesse L. Grant, unmarried, as tenants in common with right of survivorship, from Sarah Joyce Estes, Trustee of The Sarah Joyce Estes Revocable Living Trust Agreement Dated June 25, 2001, by Warranty Deed dated October 27, 2004, of record in Instrument No. 20041028-0129826, in the Register's Office of Davidson County, Tennessee.**

**Jesse L. Grant died on February 9, 2013.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

Patricia M. White

**Patricia M. White**

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Patricia M. White,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 28th **day of** September, 2017.

Notary Public

My commission expires: 10/7/2019

DAVIDSON COUNTY BARBARA LUCCIOLA COKLEY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$278,500.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 28 **day of** Sept, 2017.

Notary Public

My commission expires: 7.19.21

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

PROPERTY ADDRESS:
**5505 New York Avenue**
**Nashville, TN 37209**

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY