Bill Garrett Davidson County
Batch# 18967 DEEDWARR
10/27/2017 11:19:54 AM 2 pgs
Fees: $13.00 Taxes: $409.22

20171027-0110421

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 104
Brentwood, TN 37027

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater this transfer is $110,600.00

Affiant

Subscribed and sworn to before me, this 16th day of October, 2017..

Notary Public
My commission expires: 12/9/21

Address of New Owner:	Send Tax Bills to:	Tax Information
Andriy Saldayev 7818 Sawyer Brown Rd Nashville, TN 37221	← Same	128-10-0-226.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean successor Trustee The 7818 Sawyer Brown Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Andriy Saldayev and Yana Voshchini,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot 2B on the Zone Lot Division of Lots 2-10 Clunan Heights Subdivision, Section 2, as of record din Book 6250, page 362, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan L. Carmack by Warranty Deed from Michael J. Fahey, II and wife, Pamela K. Fahey, dated February 22, 1996 of record in Book 9956, page 306, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael J. Fahey, II and wife, Pamela K. Fahey by Warranty Deed from Allen Zang and wife, Nancy J. Zang dated August 25, 1994 of record in Book 9447, page 168, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 7818 Sawyer Brown Rd, Nashville, TN 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

* Being the same property conveyed to Amanda Dean Trustee The 7818 Sawyer Brown Trust by Deed from Susan L. Carmack dated 10-16-17 in Inst. No. 20171027-0110419 RODC.

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 the 16th day of October, 2017.

The 7818 Sawyer Brown Trust

By: _____
Amanda Dean
Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Dean successor Trustee The 7818 Sawyer Brown Trust,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 16th day of October, 2017.

_____
Notary Public

My Commission expires: 5-5-19

FILE NO: 2017095519A