Boy 36

WARRANTY DEED

Bill Garrett Davidson County
Batch# 27490 DEEDWARR
11/17/2017 02:52:53 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20171117-0118490

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00.

Affiant

Subscribed and sworn to me on November 17, 2017.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31095

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Saul Solomon Joan Solomon 2608 Barton Avenue Nashville, TN 37212	Saul Solomon Joan Solomon 2608 Barton Avenue Nashville, TN 37212	133-02-0-055.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Aleksandra Vladimirovich Zheltkov, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Saul Solomon and Joan Solomon, husband and wife, hereinafter called **"GRANTEES,"** 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 No. 29 on the Map of Woodbine Sales Corporation Plan of Lots called Pleasant View Subdivision, of record in Plat Book 1130, Page 43, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 54 feet on the northerly side of Thuss Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Aleksandra Vladimirovich Zheltkov, unmarried by Warranty Deed from Trudy Barber and Evelyn Darrell, devisees under the Last Will and Testament of Marjorie L. Barnes, deceased, of record in Instrument No. 20160503-0043104, Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 3, 2016.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County which have been paid by Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public record.
2. Subject to all matters shown on the Map of record in Plat Book 1130, Page 43, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 256 Thuss Avenue, Nashville, TN 37211.

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 GRANTOR does covenant with the said GRANTEES that he is 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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/our hand(s) this 17th day of November, 2017.

Aleksandra Vladimirovich Zheltkov

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 17, 2017, before me personally appeared Aleksandra Vladimirovich Zheltkov to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)e executed the same as his/her free act and deed.

Witness my hand and official seal on November 17, 2017.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021