Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

RER
20:

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 9.13.2021

(AFFIX SEAL)

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eleonora M. Troyanovskaya	Stockton Mortgage Corporation	075-10-O-162.00
(NAME)	(NAME)	
4223 Sweden Drive	88 C. Michael Davenport Blvd.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Frankfort, KY 40601	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael Ray Gregory, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Eleonora M. Troyanovskaya, an umarried woman, and Ina Trayanouskaya, a married woman, as tenants in common**, hereinafter called the GRANTEE(S), 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. 281 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 281 begins at a point in the southerly margin of Samoa Drive, the common corner of Lots 341 and 281 and runs back 115.0 feet in a southerly direction along the common line between said Lots to a point; thence 135.0 feet in a westerly direction along the common line between Lots 281 and 282 to a point in the easterly margin of Sweden Drive; thence 90.0 feet in a northerly direction along the said margin of said Drive to a point, the beginning of a curve; thence 39.27 feet in a northeasterly direction around said curve to a point in the southerly margin of Samoa Drive; thence 110.0 feet in an easterly direction along said margin of said Drive to the point of beginning.

Being the same property conveyed to Michael Ray Gregory, an unmarried man by Warranty Deed dated 02/23/2007 from Bob Earheart of record in Instrument 200703090029646, Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters as set forth per Plat at Book 3700, Page 23, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01288-41596
SMG TN Warranty Deed

Bill Garrett Davidson County
Batch# 50515 **DEEDWARR**
01/23/2018 01:17:22 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20180123-0006960

unimproved ☐

This is improved ☑ property, known as 4223 Sweden Drive, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 19th day of January, 2018.

Michael Ray Gregory

State of Tennessee
County of Wilson

Personally appeared before me Michael Ray Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of January, 2018.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122