Bill Garrett Davidson County
Batch# 70731 DEEDWARR
03/19/2018 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20180319-0025616

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2018.

Notary Public

My commission expires: 3/8/2021

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

AND RETURN TO:

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Oleg Goncharuk<br>Oxana Honcharuk | Movement Mortgage, LLC | |
| 1308 Concord Mill Lane | 8024 Calvin Hall Road | 172-12-0D-602.00-CO |
| Nashville, TN 37211 | Indian Land, SC 29707 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WHITNEY SMITH, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OLEG GONCHARUK AND OXANA HONCHARUK AKA OKSANA HONCHARUK, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Condominium No. 324-R of the Town Center at Lenox Village, shown as part of Unit A on Exhibit "B" of Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306 in the Register's Office for Davidson County, Tennessee, annexing lots 317-324 of Lenox Village, Phase 5, of record as Instrument No. 20051020-0007427, said Register's Office, into a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended. Said Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306 amend the Supplemental Instruments of record as Instrument No. 20070103-0001283 and Instrument No. 20070103-0001284, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregory P. Bruss and Mary J. Bruss, husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20071024-0125858 Register's Office for Davidson County, Tennessee, dated October 22, 2007 and recorded on October 24, 2007 and Scrivener's Affidavit recorded on December 04, 2007 in Instrument No. 20071204-0140507.

Being the same property conveyed to Whitney Smith, an unmarried woman by Warranty deed from Gregory P. Bruss and wife, Mary J. Bruss of record in Instrument No. 20160608-0058111 Register's Office for Davidson County, Tennessee, dated June 03, 2016 and recorded on June 08, 2016.

Being the same property conveyed to Whitney Smith, an unmarried woman by Quitclaim deed from Mark Allen Lynn and Heather Lynn, husband and wife of record in Instrument No. 20180313-0028339 Register's Office for Davidson County, Tennessee, dated March 12, 2018 and recorded on March 13, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1308 Concord Mill Lane, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of March, 2018.

**Whitney Smith**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Whitney Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of March, 2018.

Notary Public

My Commission Expires:

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: May 3, 2021

# True Copy Certification

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

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

