PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

WARRANTY DEED

Bill Garrett Davidson County
Batch# 91057 DEEDWARR
05/11/2018 10:25:10 AM 2 pgs
Fees: $13.00 Taxes: $936.10

20180511-0045273

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-29-2020

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kirill Tolstocheev	CalCon Mutual Mortgage LLC dba OneTrust Home Loans, ISAOA	53-9-B-184
(NAME)	(NAME)	
15549 S. Budlong Place, Unit 24	3131 Camino Del Rio N, Suite 1680	
(ADDRESS)	(ADDRESS)	
Gardena, CA 90247	San Diego, CA 92108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20181043

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Dana Harris, an unmarried person,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kirill Tolstocheev, a single man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 99, on the plan of Cumberland Station at Wilson Camp, Section Five, which is of record in Instrument No. 20060118-0006553, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Dana Harris, an unmarried person, by Special Warranty Deed from Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of March 1, 2007 Securitized Asset Backed Receivables LLC Trust 2007-BR1 Mortgage Pass-Through Certificates Series 2007-BR1, dated October 6, 2008 and filed of record in Instrument No. 20081022-0105767, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Restrictions and By-Laws appearing of record in Instrument No. 20011015-0112096, amended in 20060213-0017249, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Amendment of Development Rights of record in Instrument No. 20061024-0131768, in the Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1001 Pawnee Trail, Madison, TN 37115
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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, my heirs and representatives, 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 9th day of May, 2018

Dana Harris

STATE OF TENNESSEE)
COUNTY OF SUMNER)

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

Witness my hand, at office, this 9th of May, 2018.

Notary Public
My Commission Expires: 3/23/21

