Bill Garrett Davidson County
Batch# 104667 DEEDWARR
06/14/2018 11:35:30 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20180614-0057222

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$135,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of June, 2018

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Miroslav Barnyashev	SWBC Mortgage Corp	107-05-0A-117.00CO
117 Five Oaks Drive	9311 San Pedro #100	
Nashville, TN 37217	San Antonio, TX 78216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Corry Stewart, a single man and Anna Day, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Miroslav Barnyashev, a married man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 117 of Five Oaks, a Planned Unit Development of record in Plat Book 5200, Page 355, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Corry Stewart and Anna Day from Fannie Mae a/k/a Federal National Mortgage Association by Special Warranty Deed on April 29, 2016, of record in Instrument Number 20160509-0045778, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 355, as amended in Book 5784, Page 521, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 5200, Page 355, as amended in Book 5784, Page 521, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Book 5781, page 563, as amended in Book 5781, page 930, Book 5784, page 563, and Instrument No. 20160212-0013783, Register's Office for said County; Rules and Regulations of record in Instrument No. 20150625-0061297, Instrument No. 20150625-0061298, and Instrument No. 20170824-0087107, Register's Office for Davidson County, Tennessee.
- Charter of Five Oaks Homeowner's Association, Inc., of record in Book 5790, Page 798, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5781, Page 602, as amended in Instrument No. 20160212-0013783, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130118-0006279, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **117 Five Oaks Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 13, 2018.

Corry Stewart

Anna Stewart

Anna Stewart

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Corry Stewart and Anna Day** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 13, 2018

My commission expires 12/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/06/2019