Karen Y Johnson Davidson County
Batch# 168113 DEEDWARR
11/29/2018 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,949.90
20181129-0116269

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $527,000.00

Affiant

Subscribed and sworn to before me this 26th day of November, 2018.

Notary Public
My commission expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Nikita Vasilyev 5501 Saddlewood Lane Brentwood, TN 37027	Guaranteed Rate, Inc. 3940 N. Ravenswood Chicago, IL 60613	171-08-0C-033.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Charles A. Mitchell and Leslie V. Mitchell, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nikita Vasilyev and Lydia Vasilyev, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot. No. 33 on the Plan of Section One, Williamsburg at Brentwood, as of record in Plat Book 9700, page 99, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Charles A. Mitchell and Leslie V. Mitchell by deed Kimberly B. Roads of record in Instrument No. 20080115-*004380, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 9931 Page 627 and amended in Book 10301 page 182; Book 10087 Page 840; Book 10640 Page 953; Book 10853 Page 518 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

2. Subject to the Sanitary Sewer and/or Storm Drainage Easements, recorded in Book 7913 Page 120; Book 8175 Page 792; Book 8259 Page 206 Register's Office for Davidson County, Tennessee

3. Subject to the Permanent Easement for Street purposes of record in Book 6590 Page 37, rRegister's Office for Davidson County, Tennessee

4. Charter for Williamsburg at Brentwood Homeowners Association of record in Book 9935 Page 41 Register's Office for Davidson County, Tennessee

5. All matters appearing on the plan of Section One Williamsburg at Brentwood of record in Book 9700 Page 900 Register's Office for Davidson County, Tennessee.

This property is improved property known as 5501 Saddlewood Lane, Brentwood. TN 37027

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 26th day of November, 2018.

Charles A. Mitchell

Leslie V. Mitchell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of November, 2018, before me personally appeared Charles A. Mitchell and Leslie V. Mitchell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

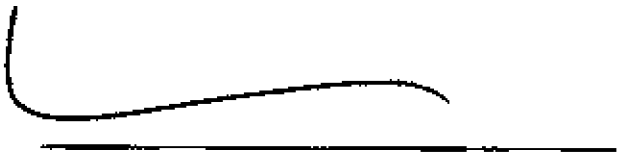
Witness my hand, at office, this 26th day of November, 2018.

Notary Signature
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

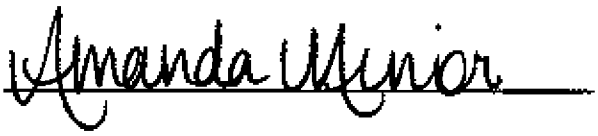
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

