Return TO:

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, TN 37027
BW18450

Karen Y Johnson Davidson County
Batch# 171547 DEEDWARR
12/07/2018 11:25:57 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50

20181207-0119524

Send Tax Bills To:
Pinnacle Bank
150 3rd Avenue South, Ste. 900
Nashville, TN 37201

New Owner is:
Nathan Ritches
1616 Elysian Way
Brentwood, TN 37027

MAP: 172-05-0C
PARCEL: -019.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Daniel Khoroshansky, an unmarried man** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Nathan Ritches, an unmarried man**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 1616 Elysian Way, Brentwood, TN 37027

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Lochaven, of record in Instrument No. 20150414-0032949, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Daniel Khoroshansky, an unmarried man, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 7/24/15 and recorded 7/29/15 in Instrument No. 20150729-0074476, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this ~~30~~ 27 Dk day of NOVEMBER, 2018.

GRANTOR:

Daniel Khoroshansky

Daniel Khoroshansky

ACKNOWLEDGEMENT

STATE OF Texas)
COUNTY OF Tarrant)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Daniel Khoroshansky**, 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 the purposes therein contained.

Witness my hand and seal on this the 27th day of November, 2018.

SANG GEON LEE
My Notary ID # 128052328
Expires September 16, 2021

Notary Public

My Commission Expires: 09/16/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

SWORN TO and subscribed before me this 3 day of December, 2018.

NOTARY PUBLIC

My commission expires: _____

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021