Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2371

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of December, 2018

Notary Public

Commission Expires: 5-2-22

Karen Y Johnson Davidson County
Batch# 173634 DEEDWARR
12/13/2018 11:22:12 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20181213-0121361

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sergey M. Avanesyan and Marine Ghulyan 201 Northcrest Commons Circle Nashville, TN 37211	U.S. Bank N.A., ISAOA/ATIMA 4801 Frederica Street Owensboro, KY 42301	147-12-0A-201.00

WARRANTY DEED

FOR AND IN 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/WE, **Julie T. Bunt NKA Julie T. Thomas, individually and Kelton Thomas, individually, and Julie T. Bunt-Thomas and Kelton Thomas, as the co-executors of the Estate of Mickey L. Thomas Estate**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Sergey M. Avanesyan, and Marine Ghulyan, husband and wife
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:

Land in Davidson County, Tennessee, being Unit No. 201 on the Plan of Northcrest, Phases One & Two, a Private Element Horizontal Property Regime, as shown in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, as amended, reference to which is hereby made for more complete details of said Unit and the Condominium, the rights and obligation of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Mickey Thomas by Warranty deed from Sadclebrook, Inc., a Tennessee Corporation of record in Instrument No. 20050901-0104950 Register's Office for Davidson County, Tennessee, dated 08/29/2005 and recorded on 09/01/2005. The said Mickey Thomas AKA Mickey L. Thomas having since died 8/25/17. Pursuant to the Last Will and Testmanet of the said Mickey L. Thomas, probate docket No. 17F1562, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, subject property was devised to Julie T. Bunt NKA Julie T. Thomas and Kelton Thomas. Said Will also appointing Julie T. Bunt-Thomas and Kelton Thomas as Co-Executors of the Estate of the said Mickey L. Thomas with full power to convey subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 201 Northcrest Commons Circle, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of December, 2018.

Julie T. Bunt - Thomas, Individually and as Co-Executor

Kelton Thomas, Individually and as Co-Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julie T. Bunt – Thomas individually and as Co-Executor and Kelton Thomas individually and as Co-Executor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of December, 2018

Notary Public
My Commission Expires: 5-2-22

(Notary Seal)

