THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181218761** Karen Johnson Davidson County Batch# 186952 **DEEDWARR** 01/23/2019 08:45:44 AM 2 pgs Fees: $13.00 Taxes: $555.00 20190123-0006404	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me, this 22nd day of January, 2019. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Sergey Olkhovskiy 4204 Old Hickory Blvd Old Hickory TN 37138	Send Tax Bills To: **NEW OWNER**	Tax Information: Tax Parcel ID No. 064-09-109.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher A. Phillips and wife, Ashley T. Phillips,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sergey Olkhovskiy**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 7 and the southerly 40 feet of Lot No. 8, Block 5, on the Map of Berryville, as of record in Book 421, Page 117, Registers' Office for said County.

Said Lot 7 and part of Lot 8 adjoin and front together 90 feet on the Easterly side of Jones Bend Road, or Hadley Bend Road, now Old Hickory Boulevard, and runs back between parallel lines, 141 feet, more or less, to an alley.

Being the same property conveyed to Christopher A. Phillips and wife, Ashley T. Phillips by Warranty Deed from Catherine Oppewall, as the surviving spouse of Kevin Oppewall, recorded on the 25th day of September, 2014 in Instrument No. 20140925-0088106, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF BERRYVILLE, as recorded in Plat Book 421, Page(s) 117.

Easement for Sewer/Storm Drainage, recorded in Book 10689, Page 532.

Easement for Right of Way, recorded in Book 2480, Page 626.

Easement for Right of Way, recorded in Book 2481, Page 2.

This is improved property located at 4204 Old Hickory Blvd Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of January, 2019.

Christopher A. Phillips

Ashley T. Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher A. Phillips and Ashley T. Phillips, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of January, 2019.

Notary Public

My Commission Expires: _____