Karen Johnson Davidson County
Batch# 205514 DEEDWARR
03/13/2019 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20190313-0023150

WARRANTY DEED

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF MARCH, 2016.

Meaghan G. Spruill
Notary Public

MY COMMISSION EXPIRES: 06/30/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Miroslav Barnyashev	SWBC Mortgage	07501002300
(NAME)	(NAME)	
846 Heritage Trail	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I John M. Oden Jr., a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Miroslav Barnyashev, a married man, hereinafter called the GRANTEE(S), his 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 all of Lot No. 92 on the Plan of Hermitage Hills, Section 12, Revised, of record in Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a part of the property conveyed to John Oden by Warranty Deed from Joseph Mike Martin and wife, Deborah Kay Martin, dated December 22, 1993 and recorded December 29, 1993 of record in Book 9201, Page 951, Register's Office for Davidson County, Tennessee.

Being a part of the property conveyed to Emerald Coast Holdings, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from John Oden a/k/a John M. Oden, Jr., dated July 28, 2004 and recorded August 20, 2004 of record in Instrument No. 20040820-0100704 and Re-recorded on 02/16/2005 in Instrument No. 20050216-0017656, Register's Office for Davidson County, Tennessee.

Being a part of the property conveyed to John M. Oden Jr. by Quitclaim Deed from Emerald Coast Holdings, LLC, a Tennessee Limited Liability Company, dated August 21, 2009 and recorded August 21, 2009 of record in Instrument No. 20090821-0078921, Register's Office for Davidson County, Tennessee.

This has never been the marital residence of Grantor or Grantor's spouse.

Subject to: All matters shown on the plat of record in Plat Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 4820, Page 611, Amendment recorded as Book 4960, Page 506 and Book 4969, Page 667, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 846 Heritage Trail, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. 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.

Effective the 8th day of March, 2019..

John M. Oden Jr.

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Oden Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of March, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201903130023150

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.

Penny Y. Ray
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