Karen Johnson Davidson County
Batch# 225855 DEEDWARR
05/03/2019 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $3,441.00
20190503-0041745

#34745

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25879

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **930,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy A. Oliver & Ann R. Oliver	Franklin Synergy Bank	MAP 130-08-0
4313 Lindawood Drive	722 Columbia Avenue	PARCEL -149.00
Nashville, TN 37215	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Jeanpierre Rachmaninoff and Vanessa Rachmaninoff, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy A. Oliver and Ann R. Oliver, 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 Lot No. 2 on the Plan of Revised, Lot 2 - Lindawood Place of record in Plat Book 7900, Page 690, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is made together with Ingress, Egress and Access Easement, Maintenance Agreement and Restrictive Covenant as more fully described in Book 9283, page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeanpierre Rachmaninoff and Vanessa Rachmaninoff, husband and wife by Warranty deed from Patricia S. Buffaloe and John E. Buffaloe, Jr., wife and husband of record in Instrument No. 20151125-0119804 Register's Office for Davidson County, Tennessee, dated November 19, 2015 and recorded on November 25, 2015.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes for the year 2019,which have been prorated and assumed by the Grantees; (2) all matters shown on the Plan of record in Plat Book 5190, Page 599 and Book 7900, page 690, Register's Office for Davidson County, Tennessee; (3) the Covenants, Conditions and Restrictions of record in Book 8329, Page 477, Register's Office for Davidson County, Tennessee; (4) Ingress, Egress and Access Easement, Maintenance Agreement and Restrictive Covenant of record in Book 9283, Page 748, Register's Office for Davidson County, Tennessee; (5) all visible easements; (6) all applicable governmental and zoning regulations.

This is IMPROVED property known as **4313 Lindawood Drive; Nashville, TN 37215.**

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

Witness our hands this the 3rd day of May, 2019.

Jeanpierre Rachmaninoff

Vanessa Rachmaninoff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeanpierre Rachmaninoff** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of May, 2019.

My Commission expires: 1-6-20

JAMES A. HARDIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vanessa Rachmaninoff** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of May, 2019.

My Commission expires: 1-6-20

JAMES A. HARDIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

