Karen Johnson Davidson County
Batch# 371878 **DEEDWARR**
03/13/2020 08:27:59 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00

20200313-0028089

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Bruce Farr **Kelly Marie Farr**	Gardner Financial Services LTD, dba Legacy Mutual Mortgage	10312010600
(NAME) **327 Lauderdale Rd.**	(NAME) 3503 Paesanos Pkwy	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) San Antonio, TX 78231	
(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,

YEVGUENI LITVINOV AND ELENA LITVINOV, A MARRIED COUPLE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JUSTIN BRUCE FARR AND KELLY MARIE FARR, A MARRIED COUPLE

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 parts of Lots Nos. 15 and 16, Block "G" on the Plan of Cherokee Park, Section I, as of record in Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the southerly margin of Aberdeen Road, 10 feet East of the northwest corner of said Lot No. 16; thence, with said road, South 70 deg. 50'East 55 feet to a pin and South 73 deg. 40 1/2' East 75 feet more or less, to the beginning of a curve; thence, around said curve southeastwardly to the westerly margin of Lauderdale Road; thence, with said road, South 24 deg. 11 1/2'West 53.3 feet, more or less, to the corner of Lots Nos. 15 and 16; continuing with said Road South 33 deg. 52 1/2'West 35 feet to the northeast corner of the property conveyed to Robert Jakes and wife, by Deed from Mrs. Myrtle Davis, of record in Book 1151, page 229, said Register's Office; thence, with said Jakes' northerly line, westwardly 130.4 feet, more or less, to a point 10 feet East of said Jakes' northerly line, westwardly 130.4 feet, more or less, to a point 10 feet East of said Jakes' northwest corner; thence, North 24 deg. East 68 feet, more or less, to the beginning.

Yevgueni Litvinov and Elena Litvinov, husband and wife

Being the same property conveyed to Yevgueni Litvinov and Elena Litvinov, husband and wife by Deed dated January 4, 2016 from Jeffrey C. Heeren and Ashley LaRoche Heeren, husband and wife, recorded January 6, 2016, in Instrument Number 20160106-0001257, in the Official Records of Davidson County, Tennessee.

LT&E File #16340

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 327 Lauderdale Road, Nashville, TN 37205

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 my/our hand(s) this 26 day of Feb, 2020.

_____
Yevgueni Litvinov

_____
Elena Litvinov

STATE OF _____
COUNTY OF _____

On this ____ day of _____, _____ before me, a notary public, personally appeared Yevgueni Litvinov, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

_____
Notary Public
My Commission Expires: _____

STATE OF _____
COUNTY OF _____

On this ____ day of _____, _____ before me, a notary public, personally appeared Elena Litvinov, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

_____
Notary Public
My Commission Expires: _____

LT&E File #16340



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On February 26th 2020 before me, Alex Barsoum, Notary Public

personally appeared Yevgueni Alexandr Litvinov,
Elena K Litvinov

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BCT3 ALEX BARSOUM COMM...2253072 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY My Term Exp. August 7, 2022 BCT3

Signature _____ (Seal)

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: : _____

_____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____