Davidson County DEEDWARR
Recvd: 06/22/07 11:10 2 pgs
Fees:13.00 Taxes:233.10

20070622-0074717

BOX 13
13298

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Madlen Saroyan and Igor Tavakalov	New Owner	Map/Parcel
6680 Charlotte Pike, J7		102070A10600C0
Nashville, TN 37209-4230		07-04/12952 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jewell C. Chadwell, a married person,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Madlen** ~~Saroyan~~ Saroyan **and Igor Tavakalov,*** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

* wife and husband

Land in Davidson County, Tennessee, being Apartment Unit No. J-7 of the West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5923, page 704, as amended, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office for a more complete identification and description of said Unit.

Being part of **the same property conveyed to Jewell Chadwell from Estelle B. Angus, by Quitclaim Deed recorded on September 13, 2005 of record in Instrument No. 20050913-0109856, said Register's Office for Davidson County, Tennessee.**

This conveyance is subject to the following:

1. Master Deed of record in Book 5923, page 704; Book 6277, page 653; Book 7333, page 415; and Book 7333, page 418 , Register's Office for Davidson County, Tennessee.
2. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.
3. All matters as shown on Plat in Plat Book 5200, page 430, Register's Office for Davidson County, Tennessee.
4. Easement for common area in Book 8808, page 872, Register's Office for Davidson County, Tennessee.

This is property commonly known as: 6680 Charlotte Pike, J-7, Nashville, TN 37209-4230

This property is not the residence of the Grantor or spouse of Grantor

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[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $63,000.00

LaTrace McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Affiant

Subscribed and sworn to before me
this 31st **day of May, 2007**

My Commission Expires: 3/20/2010

LaTrace McAdoo
Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of May, 2007.

Jewell C. Chadwell

Jewell C. Chadwell

State of Tennessee
County of ~~Davidson~~ Dickson

Personally appeared before me, a Notary Public for the State and County aforesaid, ~~**Janie Jewell**~~ Jewell C Chadwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2007.

Notary Public

My commission expires: My Commission Expires 02/26/2011

STATE OF TENNESSEE NOTARY PUBLIC VICKY W. MCMILLEN DICKSON COUNTY