WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

WILLIAM T. CHAPMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11·22·10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michail M. Zaboikin	New Owner	**Map 142-07-E**
(NAME) **7245 Highway 70 S, Unit 206**	(NAME)	**Parcel 206.00 CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) ,	
(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, **AMY ELIZABETH JOHNSTON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAIL M. ZABOIKIN AND WIFE, TATIANA ZABOIKINA,** 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 a certain condominium apartment in Davidson County, Tennessee, being Unit No. 206 of the Belle Glen Condominiums, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act ,as shown on the plan of record in Book 8250, page 929 and shown as Exhibit "E" to the Second Amendment to the Master Deed, of record in Book 11186, page 935, and the Third Amendment to the Master Deed, of record in Book 11210, page 184, said Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Amy Elizabeth Johnston by deed from Jennifer Michelle Sharkey, of record in Instrument No. 20030528-0072021, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2008 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 8250, page 929, as shown as Exhibit "E" to the Second Amendment to the Master Deed of record in Book 1186, page 935, said Register's Office; (c) Master Deed of record in Book 1127, page 361, Book 1156, page 478, Book 1186, page 935 and Book 11210, page 184, said Register's Office; (d) Charter of record in Book 11163, page 12, said Register's Office; and (e) By-Laws of record in Book 11127, page 406, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **7245 Highway 70 S, Unit 206, Nashville, TN 37221**
(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 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 hand this 30th day of September, 2008.

Davidson County DEEDWARR
Recvd: 10/02/08 14:17 2 pgs
Fees:13.00 Taxes:488.40
20081002-0100342

Amy Elizabeth Johnston
Amy Elizabeth Johnston

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Amy Elizabeth Johnston**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2008.

Commission expires:



Notary Public