BILL GARRETT, Davidson County
Trans:T20090068438 DEEDWARR
Recvd: 10/07/09 09:10 3 pgs
Fees:18.00 Taxes:166.50

20091007-0093286

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2009.

Notary Public
My commission expires: 5/22/2010

05-0909-64774

Address of New Owner:	Send Tax Bills to:	Tax Information
Ekaterina Avakova 6680 Charlotte Pike Unit G-1 Nashville TN 37209	OWNER	102-07-0-A-045.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Landis Ventures, LLC, a Tennessee limited liability company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ekaterina Avakova, hereinafter called the Grantees, their successors 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 Unit No. G-1, on the Plan of West Meade Condominium, a horizontal property regime, created under Title 66, Section 27-101, et set, as amended, Tennessee Code annotated, as established by a Master Deed for West Meade Condominium, of record in Book 5923, Page 704, as amended in Book 6277, Page 653, and further amended in Book 7333, Pages 415 and 418, for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5923, Page 704, said Register's Office, together with the undivided percentage interest in Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of West Meade Condominium, of record in Book 5200, Page 430, said Register's Office, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Landis Ventures, LLC, a Tennessee limited liability company by Special Warranty Deed from Freeman Webb Developers, Inc., a Tennessee corporation, Freeman Florida Venture, Ltd., a Florida limited partnership and Freeman Webb Mortgage Corporation, a Tennessee corporation, dated July 28, 2004, recorded August 2, 2004, of record in Instrument No. 20040802-0092039, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6680 Charlotte Pike Unit G-1, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 2nd day of October, 2009.

Landis Ventures, LLC, a Tennessee limited liability company

BY: _____
Patrick Kelly Lewis, II, Member

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 Patrick Kelly Lewis, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Landis Ventures, LLC, a limited liability company, and that he is authorized by Landis Ventures, LLC to execute this instrument on its behalf as such Member.

Witness my hand and seal at Nashville, Tennessee, this 2nd day of October, 2009.

_____
Notary Public at Large

My commission expires: 5/22/2010



WITNESS my hand this 2nd day of October, 2009.

Landis Ventures, LLC, a Tennessee limited liability company

BY: _____
Jeff Rencher, Member

STATE OF Florida
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeff Rencher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Landis Ventures, LLC, a limited liability company, and that he is authorized by Landis Ventures, LLC to execute this instrument on its behalf as such Member.

Witness my hand and seal at Sarasota, Florida, this 2nd day of October, 2009.

Erin R. Hajdu
Notary Public at Large

My commission expires: 10/24/2010

ERIN R. HAJDU
Notary Public - State of Florida
My Commission Expires Oct 24, 2010
Commission # DD 608459
Bonded Through National Notary Assn.