PREPARED BY (AND RETURN TO):

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
7021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50235
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julie E. Moran Jorge E. Moran Judith D. Moran 703 Arkland Place Nashville, Tennessee 37215	

TAX MAP-PARCEL NUMBERS: 131060G70300CO

BILL GARRETT, Davidson County
Trans:T20090071264 DEEDWARR
Recvd: 10/20/09 11:47 2 pgs
Fees:13.00 Taxes:721.50
20091020-0096859

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$195,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alexander R. Statnikov and spouse, Kristina Statnikova,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Julie E. Moran, a single woman, an undivided 50% interest and Jorge E. Moran and Judith D. Moran, husband and wife, an undivided 50% interest,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County Tennessee, being Unit No. 703 of Burton Hills Village of Ashlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, page 978, and amended in Book 6900, page 304, and as further set forth as Exhibit "B" to the Master Deed of record in Book 7076, page 696, Register's Office for said County, to which source reference is hereby made for 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 Alexander R. Statnikov and wife, Kristina Statnikova by warranty deed from Kathryn E. Brookfield, unmarried dated Jan. 6, 2005 and recorded on Jan. 7, 2005 of record in Doc. No. 20050107-0002909, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 978, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7076, page 696, Book 7308, page 859, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 703 Arkland Place, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of October, 2009.

Alexander R. Statnikov

Kristina Statnikova

State of NY

County of NY

On this 10th day of October, 2009 , before me the undersigned authority, personally appeared Alexander R. Statnikov and Kristina Statnikova , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: June 26, 2010

Notary

DANNY CARRERO
Notary Public - State of New York
No. 01CA6148451
Qualified in New York County
My Comm. Expires Jun. 26, 2010

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Sworn and subscribed before me this the 16th day of October, 2009

Notary Public

My Commission Expires: 3-4-13

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY