BILL GARRETT, Davidson County
Trans:T20090087090 DEEDWARR
Recvd: 12/29/09 11:10 2 pgs
Fees:13.00 Taxes:370.00
20091229-0117858

File No. 291000647

WARRANTY DEED

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Chernitskiy	Alex Chernitskiy	
(NAME) 1949 Nashboro Blvd.	(NAME) 1949 Nashboro Blvd.	MAP/PARCEL 135120CO02500CO
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Prosser Properties, LLP**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Alex Chernitskiy, a married man**, hereinafter called the grantee(s), 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 Unit No. 25, on the Horizontal Property Regime Private Element Plat of Nashboro Village Tract 13, of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to PROSSER PROPERTIES by deed from SHELLIE WALLACE, SUCCESSOR TRUSTEE of record in Instrument No. 20091023-0098143 on 10/21/2009 and filed for record on 10/23/2009, Register's Office for DAVIDSON County, Tennessee.

Restrictions of record in Book 4827, Page 14, Instrument No. 20021211-0152726, and amended of record in Instrument No. 20031008-0149209, said Register's Office.

By-Laws of record in Instrument No. 20021211-0152727, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 6209, Page 538, said Register's Office.

License to Use Swimming Pool and Fitness Center of record in Instrument No. 20020507-0056329, said Register's Office.

Storm water Detention Agreement Easement of record in Instrument No. 20021205-0150029, said Register's Office.

Utility Easement of record in Instrument No. 20041025-0128047, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 4828, Page 834, Register's Office for said County.

Quitclaim Deed to the Homeowner's Association of record in Instrument No. 20031008-0149210, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1949 Nashboro Blvd., Nashville, TN 37217
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 28th day of December, 2009.

Prosser Properties, LLP

By: _____

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marc Prosser and Sheri Prosser with whom I am personally acquainted and who upon thier oath acknowledged themselves to be the Partners of Prosser Properties, LLP the within named bargainer, a corporation, and that, Marc Prosser and Sheri Prosser, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 28th day of December, 2009.

Commission expires: 9.2.2013

_____
Notary Public

File Number: 291000647

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

