File No. 80205a

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2009

Notary Public

MY COMMISSION EXPIRES: 2/25/12
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100001797 DEEDWARR
Recvd: 01/11/10 09:30 2 pgs
Fees:13.00 Taxes:166.50
20100111-0002264

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larisa Kirakosyan	New Owner	147070B03400CO
(NAME)	(NAME)	
4958 Edmondson Pike Unit G-34		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Andre L. Douglas, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larisa Kirakosyan, 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:

A certain Townhouse Condominium in Davidson County, Tennessee, being Unit Number G-34, Parcel 34 on the Plan of Woodlea Place Townhouses, according to the restrictions of record in Book 5197, page 544, and in Book 6636, page 970, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 5050 at page 101, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andre L. Douglas, unmarried by deed from Davon Neal, unmarried, dated April 26, 2007 and recorded on May 7, 2007 in Instrument No. 20070507-0054447, Register's Office, Davidson County, Tennessee.

Declaration of Covenants and Restrictions for Woodlea Place of record in Book 5197, page 544, said Register's Office.

Adopted Rules and Regulations for Woodlea Place Townhomes of record in Book 6636, page 970, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4958 Edmondson Pike Unit G-34, Nashville, TN 37211
(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.

File No. 80205a
Witness my hand this 30th day of December, 2009.

Andre L. Douglas

STATE OF VA
COUNTY OF Roanoke City

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andre L. Douglas, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2009.

Commission expires: 10/31/2012

Notary Public

GLEN H. EDWARDS
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #294622
My Commission Expires 10-31-2012