WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2010 Notary Public MY COMMISSION EXPIRES: 7.3.12 (AFFIX SEAL)
RECORD & RETURN TO: **FOUNDATION TITLE & ESCROW, LLC** **30 BURTON HILLS BLVD, STE 175** **NASHVILLE, TN 37215**	

KELLY GALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rinat Zaynagetdinov and Tatiana Ketova	SunTrust Mortgage, Inc.	104-70A-4.00CO
(NAME)	(NAME)	
2623 Blakemore Avenue Unit 4	401 Commerce Street Suite 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37219	
(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, I/WE, **Angela M. Walker, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rinat Zaynagetdinov and Tatiana Ketova**, husband and wife, 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 Unit No. 4 as shown on the Plan of Blakemore Square Condominiums of record in Book 6854, page 237, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 6962, page 125, Register's Office for said County, said plan being appended as Exhibit A to the Master Deed for Blakemore Square Condominiums, to which reference is hereby made for a more complete and accurate legal description. Said unit being more particularly described by the Master Deed for Blakemore Square Condominiums of record in Book 6864, page 237, Register's Office for said County, as amended by Amendment to Master Deed of record in Book 6962, page 125, said Register's Office.

Being the same property conveyed to Angela M. Walker by Warranty Deed from Richard S. Olsen and wife, Linda A. Olsen, dated January 5, 1996 and recorded in Book 9914, page 489, Register's Office for Davidson County, Tennessee.

Limited Power of Attorney for Angela Walker recorded in Instrument No. 20100809-0062576 Register's Office for Davidson County, Tennessee.

Angela Walker and Angela M. Walker being one and the same person.

This conveyance is given in consideration of an Internal Revenue Code Section 1031 Tax-Deferred Exchange.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20100048976 DEEDWARR
Recvd: 08/09/10 10:36 2 pgs
Fees:13.00 Taxes:765.90

20100809-0062577

unimproved ☐
This is improved ☒ property, known as 2623 Blakemore Avenue, Unit 4, Nashville, TN 37212

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, has 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 our hands this **30th** day of **July, 2010.**

Angela M. Walker
by Tricia Walker, Attorney in fact

Angela M. Walker
By Tricia Walker, Attorney in Fact

State of Tennessee
County of Davidson

On this 30th day of July, 2010, before me, a Notary Public in and for said State and County, duly commission and qualified, personally appeared Tricia Walker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Angela M. Walker, and who acknowledged that he executed the same as the free act and deed of Angela M. Walker.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2010.

My Commission Expires:
7/3/12

Notary Public

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON