WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,151.00

Oksana K Wahl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: March 3, 2014.
(AFFIX SEAL)

Beth Triplett Notary Public State of Tennessee My Comm. Exp. 3/3/2014 Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oksana K. Wahl	Franklin American Mortgage Company	129-15A-69
(NAME)	(NAME)	
21 Vaughns Gap Road #E69	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Joseph M. Petno and wife, Robin R. Petno, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oksana K. Wahl, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DECATUR COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 69 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condominium of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said unit.

Being the same property conveyed to Joseph M. Petno and wife, Robin R. Petno by Warranty Deed from Jeff Ligon, Married, dated May 4, 2005 as of record in Instrument Number 20050504-0050158, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Robin R. Petno by Joseph M. Petno as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in , Instrument No. 20100902-0069912, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 21 Vaughns Gap Road #E69, Nashville, TN 37205
(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.

BILL GARRETT, Davidson County
Trans:T20100055106 DEEDWARR
Recvd: 09/02/10 11:34 2 pgs
Fees:13.00 Taxes:311.36
20100902-0069913

Witness our hands this 31st day of August, 2010.

Joseph M. Petno

Robin R. Petno, By: Joseph M. Petno, Attorney in Fact

attorney in fact

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 Joseph M. Petno, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this the 31st day of August, 2010.

Beth Triplett State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8/31/10 before me personally appeared Joseph M. Petno, the person who executed the foregoing instrument on behalf of Robin R. Petno, and acknowledged that he executed the same as the free act and deed of the said Robin R. Petno, through Power of Attorney granted him by the said Robin R. Petno.

Witness my hand and official seal at Franklin, Tennessee this 31st day of August, 2010.

Commission expires: March 3, 2014

Beth Triplett State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Beth Triplett Notary Public