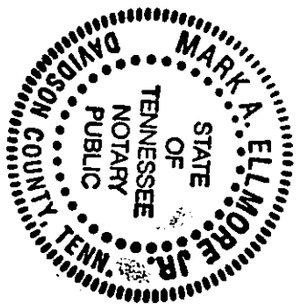
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: April 4, 2014.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denis Jaupi	SAME	108-7-B-80.00 CO
(NAME)	(NAME)	
4100 Central Pike, Apt 1223		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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,

Mary H. Melcer, an unmarried person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Denis Jaupi and Maksim Jaupi, joint tenants with rights of survivorshp,

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. 80, Building E, of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et seq, as amended in Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, Page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtant to said Units as set forth in Exhibit "A-1" of the Master Deed. Reference is hereby made to the plat of Timber Lake Condominiums as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of said Unit.

BEING the same property conveyed to May H. Melcer, unmarried, by Warranty Deed recorded on 6/2/06 in Instrument No. 20060602-0065473, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 207 Timberway Drive, Nashville, TN 37214
(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.

Witness my hand this 17th day of September, 2010.

Mary H. Melcer by Jason Holley, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20100058908 DEEDWARR
Recvd: 09/20/10 10:34 2 pgs
Fees:13.00 Taxes:303.40
20100920-0074473

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 17th day of September, 2010, before me, Mark A. Ellmore, Jr., the undersigned office, personally appeared Jason Holley, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Mary H. Melcer, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Witness my hand and official seal at Nashville, Tennessee this 17th day of September, 2010.

Commission expires: April 4, 2014



Mark A. Ellmore, Jr. Notary Public