WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANIEL DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-VRES-11-112

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans: T20110040735 DEEDWARR
Recvd: 07/07/11 12:01 2 pgs
Fees: 13.00 Taxes: 666.00

20110707-0052020

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Vadim Khalin	Vadim Khalin	
22 Rector Street	(NAME) 22 Rector Street	
(ADDRESS) Millburn, NJ 07041-1118	(ADDRESS) Millburn, NJ 07041-1118	104-6-K-112.00 CO
(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, we J. ANDREW TAYLOR, CONSERVATOR FOR ARTYE TAYLOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VADIM KHALIN AND SVETLANA KHALINA, HUSBAND AND WIFE AND YULIA KHALINA, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 112, ST. CHARLES PLACE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6438, PAGE 595 RE-RECORDED IN BOOK 6452, PAGE 864, AMENDED IN BOOK 6488, PAGE 833 AND BOOK 6539, PAGE 893, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO ARTYE SPIVEY TAYLOR BY WARRANTY DEED FROM ALFRED W. TAYLOR, III AND WIFE, MARY HARLIN TAYLOR, RECORDED ON THE 5TH DAY OF JUNE, 1991 IN DEED BOOK 8367, PAGE 338, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. LETTERS OF LIMITED CONSERVATORSHIP OVER THE PROPERTY ONLY TO ANDREW TAYLOR OF RECORD IN THE SEVETH CIRCUIT (PROBATE) COURT OF DAVIDSON COUNTY, TENNESSEE AS DOCKET NO. 10P-347. ORDER GRANTING PERMISSION TO SELL REAL ESTATE FILED OF RECORD IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE 20TH JUDICIAL DISTRICT, SITTING AT NASHVILLE PROBATE DIVISION AS DOCKET NO. 10P-347. MOTION FOR APPROVAL OF CONTRACT FOR SALE FILED IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE 20TH JUDICIAL DISTRICT, SITTING AT NASHVILLE PROBATE DIVISION AS DOCKET NO. 10-347. ORDER FOR SALE FILED IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE 20TH JUDICIAL DISTRICT, SITTING AT NASHVILLE PROBATE DIVISION AS DOCKET NO. 10P-347.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; MASTER DEED OF RECORD BOOK 6438, PAGE 595, RE-RECORDED 6452, PAGE 864, BOOK 6488, PAGE 833 AND BOOK 6539, PAGE 893; CHARTER OF RECORD IN BOOK 6457, PAGE 589 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 112 St. Charles Place, Nashville, Tennessee 37212
(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), their 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), 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/our hand(s) this 30th day of June, 2011.

CSUR FOR
Artye S Taylor

J. Andrew Taylor, Conservator for Artye Taylor

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of June, 2011, before me personally appeared J. Andrew Taylor, Conservator for Artye Taylor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his act and deed.

Witness my hand and official seal, this the 30th day of June, 2011.

Notary ~~Public~~

My Commission Expires: 10.16.11

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
LAURA D. PERRY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903