WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110055332 DEEDWARR
Recvd: 09/07/11 11:27 2 pgs
Fees:13.00 Taxes:288.23
20110907-0069218

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexey Temkin	Fifth Third Mortgage Company	
(NAME)	(NAME)	
810 Bellevue Road, #285	5001 Kingsley Drive	142-6B-285
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cincinnati, OH 45227	
(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, **ARSLAN GUNEY AND WIFE, LINDA GUNEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXEY TEMKIN, AN UNMARRIED MAN,** 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. 285, Building No. 52 and Garage No. 4 of "Peppertree" Creekside Meadows Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as shown on the Plan of record in Book 4675, pages 129 -130, Register' s Office for Davidson County, Tennessee, and as established by a Master Deed of "Peppertree" Creekside Meadows Condominiums of record in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, page 723, Book 6874, page 354 and Book 7610, page 973, 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 said Master Deed.

Being the same property conveyed to Arslan Guney and wife, Linda Guney by deed from Misun Porter, a married woman, of record as Instrument No. 20060714-0085166, Register's Office for Davidson County, Tennessee, dated May 17, 2006.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 4675, pages 128-130, said Register's Office; and (c) Master Deed establishing a Horizontal Property Regime of "Peppertree" Creekside Meadows Condominiums of record in Book 4834, Page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6535, page 723, Book 6874, page 354 and Book 7610, page 973 Register's Office for Davidson County, Tennessee; (d) By-Laws in Book 4834, page 297 amended in Book 6237, page 644 and Book 6535, page 724, Register's Office for Davidson County, Tennessee; (e) Charter for HOA in Book 4836, page 610, Register's Office for Davidson County, Tennessee; (f) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenance in Instrument No. 20040603-0065549, Register's Office for Davidson County, Tennessee; and (g) Subject to rights of others in and to the common areas and/or elements.

unimproved ☐

This is improved ☒ property, known as 810 Bellevue Road, #285, Nashville, TN 37221

(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 our hands this 29 day of August, 2011.

Arslan Guney 8/29/2011

Linda Guney by Arslan Guney

Linda Guney

By: Attorney in fact

Arslan Guney, 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 Arslan Guney, the bargainor, 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, Tennessee this 29th day of August, 2011.

Amy Adams Gowan

Notary Public

AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 9, 2014

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arslan Guney, 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 Linda Guney, and who acknowledged that he executed the same as the free act and deed of Linda Guney.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2011.

Amy Adams Gowan

Notary Public

AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 9, 2014