WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/12 14:29 3 pgs
Fees:18.00 Taxes:451.40
20120322-0024511

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $122,000.00.

Affiant

Subscribed and sworn to me on March 21, 2012.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Alexander S. Novikov Lyalya M. Novikova 733 William Howard Place Nashville, TN 37209	Regions Bank DBA Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	090-12-0B 015.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Santosh Shamanur and Amberlee Shamanur, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Alexander S. Novikov and Lyalya M. Novikova, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Hodges Estates, a Planned Unit Development as shown by plat of record in Plat Book 11700, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Santosh Shamanur and wife, Amberlee Shamanur by Warranty Deed from Donna Marria dated June 27, 2005 of record in Instrument No. 20050630-0075305, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to all matters as set forth on the Plat of record in Plat Book 11700, Page 33, Register's Office for Davidson County, Tennessee; and
3. Restrictive Covenants of record in Deed Book 11701, Page 212, said Register's Office; and
4. By-Laws as shown of record in Deed Book 11701, Page 221, said Register's Office; and
5. HOA Charter of record in Instrument No. 20010202-0010627, said Register's Office; and
6. Subject to HOA dues; and
7. Quitclaim deed for open space of record in Instrument No. 20010322-0027723, said Register's Office; and
8. Easement of record in Book 20020423-0049843, said Register's Office; and
9. Charter of record in Book 10340, Page 430, said Register's Office; and
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 733 William Howard Place, Nashville, TN 37209.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on March 21, 2012.

Santosh Shamanur

Amberlee Shamanur

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 21, 2012, before me personally appeared Santosh Shamanur and Amberlee Shamanur to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 21, 2012.

NOTARY PUBLIC

My Commission Expires: 9/9/2014



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY