THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12030492** BILL GARRETT, Davidson County Trans:T20120027437 DEEDWARR Recvd: 04/16/12 10:35 2 pgs Fees:13.00 Taxes:1137.75 20120416-0032213	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $307,500.00. Affiant Subscribed and sworn to before me, this6th day of April, 2012. Notary Public My Commission Expires: 12-10-12 LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Natalia Artikhovich 2934 Wellesley Trce Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-06-0A-008.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mitchell K. Sanders, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Natalia Artikhovich,** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 10A, SECTION 3, WELLESLEY TRACE, LOT 10, as shown on plat of record in Plat Book 5210, Pages 156 and 315, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Dudley Warner II and wife, Beth G. Warner to Mitchell K. Sanders as recorded on the 25th day of September, 1980 in Deed Book 5655, Page 832 and Deed from Dudley Warner & Associates, Inc. to Mitchell K. Sanders as recorded on the 10th day of September, 1980 in Deed Book 5649, Page 449, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, WELLESLEY TRACE, LOT 10, as recorded in Plat Book 5210, Page(s) 156 and Plat Book 5210, Page 315.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Terms and provisions of by-Laws of Wellesley Trace Homeowners Association, Inc. recorded in Book 5054, Page 649.

Charter of Wellesley Trace Homeowners Association, Inc. recorded in Book 5065, Page 684.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WELLESLEY TRACE HOMEOWNERS ASSOCIATION, INC. of record in Book 5054, Page 633, as amended by instrument(s) of record in Book 5222, Page 808,

Book 5257, Page 480, Book 5383, Page 90, Book 5400, Page 707, Book 5547, Page 175, Book 5631, Page 194, Book 5640, Page 75 and Book 5903, Page 82; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 2934 Wellesley Trce Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of April, 2012.

Mitchell K. Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mitchell K. Sanders, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014