Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
**Dmitry Rapoport**
**2025 Woodmont Blvd, #105**
**Nashville, Tennessee 37215**

**MORTGAGEE:**

BILL GARRETT, Davidson County
Trans:T20120048302 DEEDWARR
Recvd: 07/02/12 08:28 3 pgs
Fees:18.00 Taxes:564.25
20120702-0057536

**SEND TAX BILL TO:**
**Owner**

| | |
|---|---|
| **MAP** | **117-11** |
| **GROUP** | **J** |
| **PARCEL** | **105.00co** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard B. Sundock, married ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Dmitry Rapoport and Alla Rapoport, husband and wife,** 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 105, together with the appurtenant interest in the common elements of the Hillmont Condominiums, a horizontal property regime by Master Deed of record in Inst No. 20040212-0017074, Register's Office, Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed

Being the same property conveyed to Richard B. Sundock, unmarried by deed dated September 1, 2004 from The Garden Partners, a Tennessee general partnership of record in Instrument no. 20040910-0109727, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **2025 Woodmont Blvd, #105, Nashville, Tennessee 37215.**

*Luz Elena Silva Hernandez, spouse of Richard B. Sundock, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

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, 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, and 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 the **22nd** day of **June, 2012.**

Richard B. Sundock by Barbara Sundock as attorney in fact

**Richard B. Sundock, by Barbara Sundock, as attorney-in-fact**

Luz Elena Silva Hernandez by Barbara Sundock attorney in fact

**Luz Elena Silva Hernandez, by Barbara Sundock, attorney in fact**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Barbara Sundock** , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **Richard B. Sundock and Luz Elena Silva Hernandez, husband and wife** , and as Attorney in fact she they executed the within Warranty Deed for the purposes therein contained by signing the names of **Richard B. Sundock and Luz Elena Silva Hernandez** as their free act and deed..

WITNESS my hand and official seal this 22nd day of June, 2012.

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $152,500.00.

Barbara Strandock
AFFIANT

Subscribed and sworn to before me on this 22nd day of June, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY