PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20120064416 DEEDWARR
Recvd: 08/28/12 13:57 3 pgs
Fees:18.00 Taxes:542.05
20120828-0077599

W & I Ref: Title No: 51493

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Frank C. Batson 152 Spring Valley Road Nashville, TN 37214	New Owner

TAX MAP-PARCEL NUMBERS: 131-01-D-17.00 00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marina K. Lindberg**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frank C. Batson, married,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 170, also known as Unit 20-D, of Georgetown Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 4, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Sergey A. Lindberg and spouse, Marina K. Lindberg by deed from James N. Maddox and spouse, Margaret H. Maddox, dated December 15, 1992, recorded December 18, 1992 in Book 8817, Page 742, Register's Office for Davidson County, Tennessee. The said Sergey A. Lindberg has since died.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 4, said Register's Office, to which plan reference is hereby made for a more complete description; a grant of overhead line easement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7873, Page 859, and Master Deed and By-laws of record in Book 5211, Page 325, amended in Book 5616, Page 133, Book 6079, Page 516 and Instrument No. 20120731-0067332, said Register's Office.

This instrument is executed on behalf of Marina K. Lindberg by Konstantin Kustanovich pursuant to a Power of Attorney executed by her/him/them on the 21st day of August, 2012, of record in Instrument No. 20120828-0077598 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 5025 Hillsboro Pike Unit 20 D, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of August, 2012 .

Marina K. Lindberg
By K. Kustanovich, ATTORNEY-IN-FACT

Marina K. Lindberg
By: Konstantin Kustanovich, Attorney in Fact

State of TENNESSEE
County of DAVIDSON

On this 24th day of August, 2012 , before me the undersigned authority, personally appeared Konstantin Kuustanovich, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission Expires: _____ Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $146,500.00.

Affiant

Sworn and subscribed before me this 24th day of August, 2012

ANITA LESTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

My Commission Expires: 11-3-15 Notary Public

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 Konstantin Kustanovich , with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Marina K. Lindberg, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this August 24, 2012

Notary Public

My Commission Expires:_____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

EXHIBIT "A"
To
Warranty Deed

FROM: Marina K. Lindberg

TO: Frank C. Batson

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

K. Kustanovich
, Affiant

Sworn to and subscribed before me this

August 24, 2012

Notary Public

My Commission Expires:_____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013