THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12071479** BILL GARRETT, Davidson County Trans:T20120069891 DEEDWARR Recvd: 09/17/12 13:15 2 pgs Fees:13.00 Taxes:912.05 20120917-0084331	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $246,500.00. Affiant Subscribed and sworn to before me, this 14th day of September, 2012. Notary Public My Commission Expires: 9-8-2013

WARRANTY DEED

Address New Owner: Petr Savelyev 329 Normandy Circle Nashville TN 37209	Send Tax Bills To: Fidelity Bank Mortgage 3 Corporate Square, 7th Floor Atlanta, GA 30329	Tax Information: Tax Parcel ID No. 104-1-B-91.00CO

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, **Pamela Anne Nelson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Petr Savelyev and spouse, Tatiana N. Strelkova**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 329 on Lot No. 36 of the Normandy Place Condominiums, Phase II, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Normandy Place Condominiums, of record under Instrument No. 20020214-0019862, First Amendment to add Phase II and Phase III in Instrument No. 20020523-0063131, Amended in Instrument Nos. 20101004-0079010 and 20120628-0056775, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Normandy Place Condominiums, for placement of Units, as shown on Exhibit "A" to the Amended Master Deed of record under Instrument No. 20020523-0063131, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Pamela Anne Nelson, an unmarried person by Warranty Deed from Normandy Place, L.L.C., a Tennessee limited liability company, recorded on the 2nd day of July, 2002 in Instrument No. 20020702-0079212, 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 ACKLEN HEIGHTS, as recorded in Plat Book 1835, Page(s) 10 and Plat Book 4595, Page 193.

Charter of Homeowners Association recorded at Instrument No. 20020114-0005489.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing NORMANDY PLACE Condominiums of record in Instrument No. 20020214-0019862 , as amended by instrument(s) of record in Instrument Nos. 20020523-0063131, 20080222-0017616, 20101004-0079010 and 20120628-0056775; 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.

Easement for Right of Way, recorded in Book 4218, Page 818.

Easement for Sanitary Sewer, recorded in Book 3027, Page 526 and Book 3027, Page 536.

Easement for Utilities, recorded in Instrument No. 20080222-0017558.

Conveyance of Open Space to Homeowners Association recorded at Instrument No. 20041230-0155033.

This is improved property located at 329 Normandy Circle Nashville TN 37209.

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 14th day of September, 2012.

Pamela Anne Nelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 14th day of September, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014