WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130028063 DEEDWARR
Recvd: 04/08/13 09:01 2 pgs
Fees: 13.00 Taxes: 995.30

20130408-0034105

B-E3-13-407

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 8-05-2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna C. Martin	ANNA C. MARTIN (NAME)	
407 McAdoo Ave	407 MCADOO AVE (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37205 (CITY) (STATE) (ZIP)	104-01-0K-002.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MAX KHAZANOV, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANNA C. MARTIN, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B OF MCADOO COMMONS TOWN HOMES, AS ESTABLISHED UNDER THE MASTER DEED ESTABLISHING MCADOO COMMONS TOWN HOMES OF RECORD IN INSTRUMENT NUMBER 20120928-0088600, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON EXHIBIT C TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO LOIS RIGGINS-EZZELL BY DEED FROM LULA BELLE SCHMITTOU, AS TRUSTEE FILED IN BOOK 11402, PAGE 812, REGISTER'S OFFICE FOR DAVIDSON COUNTY, DATED DECEMBER 13, 1998 AND RECORDED MARCH 29, 1999; AND BEING THE SAME PROPERTY CONVEYED TO E3 CONSTRUCTION SERVICES, LLC BY DEED FROM LOIS RIGGINS-EZZELL DATED SEPTEMBER 25, 2012 OF RECORD IN INSTRUMENT NUMBER 20120926-0087708, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND BEING THE SAME PROPERTY CONVEYED TO MAX KHAZANOV BY DEED FROM E3 CONSTRUCTION SERVICES, LLC OF RECORD AT INSTRUMENT NO. 20120926-0087709, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 25, 2012 AND RECORDED ON SEPTEMBER 26, 2012. SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF THE WITHIN NAMED GRANTOR.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE 36; INSTRUMENT NUMBER 20120928-0088600; INSTRUMENT NUMBER 20121015-0094278; BOOK 647, PAGE 93, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 407 McAdoo Ave, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 29th day of March, 2013.

Max Khazanov

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Max Khazanov, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of March, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903