Record & Return to
Watauga Title Co
5110 Maryland Way # 120
Brentwood TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140034798 DEEDWARR
Recvd: 05/19/14 14:10 3 pgs
Fees:18.00 Taxes:240.50
20140519-0042928

ADDRESS NEW OWNER:
Dustin M. Groves
6680 Charlotte Pike, Unit J-4
Nashville, Tennessee 37209

SEND TAX BILL TO:
Owner

MORTGAGEE:
Pinnacle Bank
150 3rd Ave. South, Suite 900
Nashville, TN 37201

MAP	**102-+7**
GROUP	**A**
PARCEL	**52.00**

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, **Ernest Avakov, unmarried and Ekaterina V. Usok, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Dustin M. Groves, unmarried and Rebekah L. Groves, married**, 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:

BEING a certain condominium apartment situated in Davidson County, Tennessee, and further known as **Unit No. J-4** of West Meade Condominium n/k/a Avenue Nashville West, Inc., 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 West Meade Condominium n/k/a Avenue Nashville West, Inc., of record in Book 5923, Page 704; and as amended in Book 6277, Page 653; in Book 7333, Page 415; in Book 7333, Page 418; and Appointment of Trustee in Instrument No. 2012037-0020068; in Instrument No. 20120724-0065040 (changing the name); and Scrivener's Affidavit in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto, of record in Book 5923, Page 740, said Register's Office; together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-I of said Master Deed. Reference is hereby made to the plat of West Meade Condominium n/k/a Avenue Nashville West, Inc., for placement of Units, of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Ernest Avakov and wife, Ekaterina V. Usok, as tenants by the entirety by Warranty Deed from Ben Anderson, dated May 14, 2007, recorded May 16, 2007, in Instrument No. 20070516-0058548, 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 2014 and subsequent years.

This is **improved** property known as **6680 Charlotte Pike, Unit J-4, Nashville, Tennessee 37209.**

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 **30th** day of **April, 2014.**

Ernest Avakov

Ekaterina V. Usok

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ernest Avakov and wife, Ekaterina V. Usok, as tenants by the entirety**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of April, 2014.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 5/3/2016

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $65,000.00.

Heather Haggard
AFFIANT

Subscribed and sworn to before me on this 30th day of April, 2014.

Mary Jo Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-3-14