WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

R-VRES-14-2901-B12

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nick R. Krawchuk	NEW OWNER	
(NAME)	(NAME)	**104-10-N-12.00 CO**
2901 Blair Blvd #B-12		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **MICHAEL R. ZELLER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NICK R. KRAWCHUK, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Unit B-12, WESTCHESTER CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20070607-0068596, corrected at Instrument No. 20071009-0120320, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Michael R. Zeller, Unmarried by Warranty Deed from The Nashville Westchester, LLC, a Tennessee Limited Liability Company, recorded on the 6th day of August, 2007 in Instrument No. 20070806-0093008, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Plat recorded in Plat Book 421, Page(s) 16, said Register's Office.
- Charter of Homeowners Association recorded at Instrument No. 20070614-0071268.
- Master Deed establishing WESTCHESTER CONDOMINIUMS of record in Instrument No. 20070607-0068596, corrected at Instrument No. 20071009-0120320; said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2901 Blair Blvd #B-12, Nashville, Tennessee 37212**.

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.

BILL GARRETT, Davidson County
Trans:T20140042810 DEEDWARR
Recvd: 06/17/14 13:40 2 pgs
Fees:13.00 Taxes:691.90

20140617-0052773

Witness my/our hand(s) this the 13th DAY OF JUNE, 2014.

Michael R. Zeller by John Gleaves as Attorney in Fact

Power of Attorney previously recorded at Instrument Number 20130806-0081993, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL R. ZELLER, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL R. ZELLER.

Witness my hand and official seal, this the 13th of June, 2014.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212