NEW OWNER:

Natallia Yaletskaya
301 Demonbreun
Unit 1317
Nashville, TN 37219

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-1043

Map 093 Group 06-0-A Parcel 193.00-CO

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 11/26/14 15:03 3 pgs
Fees:18.00 Taxes:1061.90
20141126-0109411

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Seven Thousand and 00/100 Dollars** (**$287,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **TYLER W. WINSTON, single** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **NATALLIA YALETSKAYA, single** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1317, of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Tyler W. Winston, single, by Warranty Deed from Encore Phase I Development Company, LLC, dated April 28, 2008, and of record as Instrument No. 20080429-0043551, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 301 Demonbreun, Nashville, Tennessee 37219.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 25 day of **November, 2014**.

Tyler W. Winston

TYLER W. WINSTON

By: Brina Mathis, Attorney-in-fact

Brina Mathis, Attorney-In-Fact
Pursuant to Power of Attorney of record in Instrument No. 20141126-0109410, RODCT.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BRINA MATHIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, TYLER W. WINSTON, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 25 day of **November, 2014**.

Jessica N Brooks

NOTARY PUBLIC

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 6-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ **287,000.00** .

Becca Moss

AFFIANT

Sworn to and subscribed to before me 26 day of **November, 2014**.

NOTARY PUBLIC

CONNIE BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

My commission expires: 4/2/18

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee

County of Wilson

SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

