WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140090606 DEEDWARR
Recvd: 12/03/14 13:42 2 pgs
Fees: 13.00 Taxes: 999.00
20141203-0110915

B-KW-14-701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-3-15 (AFFIX SEAL)

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Saady Kohanim	Access National Mortgage	
(NAME)	(NAME)	
701 Magnolia Trail	1800 Robert Fulton Dr. Ste 350	**142-11-0-B-040.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Reston VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LEONID GORODESKY AND WIFE, ELIZABETH GORODSKY,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SAADY KOHANIM AND WIFE, GHORATOLAYN KASHANI AND SAHAR KOHANIM, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, 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 Lot No. 40 on the Plan of the Final Plat of Magnolia Place, of record in Plat Book 7900, Page 729, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leonid Gorodsky and wife, Elizabeth Gorodesky by Quitclaim Deed from Stanley J. Gorodesky, unmarried of record in Instrument No. 20100129-0007471, Register's Office for Davidson County, Tennessee, dated January 22, 2010 and recorded on January 29, 2010.

This conveyance is subject to:
- Taxes for the year 2014 a lien, due and payable on October 1, 2014.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 729 and Boundary Plat in Book 7900, page 179, as to Lot 1, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9367, Page 807, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Magnolia Place Homeowner's Association of record in Book 9391, Page 887, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Magnolia Place Homeowner's Association of record in Book 9367, Page 819, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 7788, Page 977, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sewer Line of record in Book 7803, Page 640, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **701 Magnolia Trail , Nashville, Tennessee 37221**.

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 the 21st DAY OF NOVEMBER, 2014.

Leonid Gorodesky

Elizabeth Gorodsky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEONID GORODESKY, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of November, 2014.

Notary Public
My Commission Expires:
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH GORODSKY, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of November, 2014.

Notary Public
My Commission Expires:
(SEAL)

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

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