BILL GARRETT, Davidson County
Trans:T20150023447 DEEDWARR
Recvd: 03/31/15 10:55 2 pgs
Fees:13.00 Taxes:1332.00
20150331-0027665

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1050

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Radek Fooksa Daniela ~~Fooksa~~ XXXXX Sever 30 Rockwood Drive Needham, MA 02492	Franklin Synergy Bank 132 Columbia Ave Franklin, TN 37064	92-16-B-18.00 , 92-16-B-19.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of March, 2015.

Notary Public

My Commission Expires: 2/24/18
(Affix Seal)

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Lala A. Cornelius, an unmarried individual** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Radek Fooksa and Daniela ~~Fooksa~~ **Sever, husband and wife,** 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 unit situated in Davidson County, Tennessee, and further known as Unit Nos. 211 & 212, Level of University Square Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 7051, page 529, as amended, the Plat of which is of record in Plat Book 6900, page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lala A. Cornelius by Quitclaim Deed from Larisa N. Skuratovskaya and Lala A. Cornelius, as joint tenants with right of survivorship, dated March 5, 2008, recorded March 12, 2008, filed of record in Instrument No. 20080312-0025072, Register's Office for Davidson County, Tennessee.

Included in the above described property is Parking Space Level P-2 South #44 & #43.

This is ☒ Improved OR ☐ Unimproved property located at: **900 19th Avenue S Apt 211 & 212, Nashville, TN 37212**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Lala Cornelius, an unmarried individual and Larisa Skuratovskaya, an unmarried individual, paying their prorated share thereof to Raaek Fooska and Daniela Fooksa, husband and wife who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19 day of **March, 2015.**

GRANTOR(S)

Lala A. Cornelius

STATE OF Colorado
COUNTY OF Denver

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Lala A. Cornelius** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 19th day of March, **2015.**

S. Snyder
Notary Public
State Of Colorado
Notary ID 20034026007
My Commission Expires 08/05/2015

Notary Public
My Commission Expires: 8/5/15