WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150039580 DEEDWARR
Recvd: 05/21/15 10:14 2 pgs
Fees:13.00 Taxes:388.13
20150521-0046924

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$104,900.00.**

Liz Jones
Affiant

Subscribed and sworn to before me this 15th day of May, 2015

Notary Public
My Commission expires: 5-3-16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ryan Krieg	Movement Mortgage, LLC	052-13-0B-120.00CO
2361 Benay Road	841 Seahawk Circle	
Nashville, TN 37214	Virgina Beach, VA 23452	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Alla Sverdlova**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ryan Krieg*** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*, an unmarried man

Being Lot No. 158 on the plan of the First Revision of the Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 2, of record in Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark S. Shinkarev and Zhanna M. Shinkarev, husband and wife from Fox Ridge Homes, Inc., by Warranty Deed, on June 18, 1999, of record in Book 11539, Page 566, Register's Office for Davidson County, Tennessee.

Said Zhanna M. Shinkarev having since died on 7/5/07 leaving Mark S. Shinkarev as the surviving tenant. Said Mark S. Shinkarev having since died on 2/5/14 and his daughter, Alla Sverdlova being his only surviving heir as shown by Affidavit of Heirship of record in Instrument Number 20150521-0046923 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 9700, Page 858, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6762, Page 208, Register's Office for Davidson County, Tennessee.
- Master Deed and By-Laws of record in Book 7566, Page 571, as amended in Book 10630, Page 504; Book 11532, Page 610; Instrument Numbers 20040425-0055851; 20030425-0055853; 20030506-0060411; 20030508-0061769; 20030515-0066784; 20030522-0069839; 20030701-0090670; 20040915-0111299 and 20040915-0111301, Register's Office for Davidson County, Tennessee.
- Deed conveying the open space to River Glen Homeowner's Association, Inc., of record in Instrument Number 20041217-0150273, Register's Office for Davidson County, Tennessee.
- Charter of River Glen Homeowner's Association, Inc., of record in Book 8069, Page 158 and Instrument Number 20020425-0051348, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 7061, Page 172 and Book 7061, Page 196, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plat Book 6900, Pages 650 and 651 and Plat Book 6900, Page 671, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **2361 Benay Road, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 15, 2015.

Alla Sverdlova

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alla Sverdlova** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 15, 2015

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122