WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150044980 DEEDWARR
Recvd: 06/08/15 15:16 2 pgs
Fees: 13.00 Taxes: 638.25
20150608-0053686

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

Y-ZR-15-431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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)
Michael Nekhamkin and Lilly Nekhamkin	New Owner	
(NAME)	(NAME)	**131-05-0B-431.00-CO**
431 Summit Ridge Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **SCOTT WRIGHT AND WIFE, BEVERLY WRIGHT,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL NEKHAMKIN AND LILLY NEKHAMKIN, HUSBAND AND WIFE,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 431 of Four Seasons Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Four Seasons Condominium of record in Book 6841, Page 349 and amended in Book 6847, page 122 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Scott Wright and wife, Beverly Wright by Warranty deed from Peggy K. Leonard of record in Instrument No. 20090901-0081815 Register's Office for Davidson County, Tennessee, dated August 28, 2009 and recorded on September 01, 2009.

This conveyance is subject to:
- Taxes for the year 2015.
- Easement for Ingress/egress & utilities of record in Book 5158, Page 852, in the Register's Office for Davidson County, Tennessee.
- Homeowners' Association Charter of record in Book 6855, Page 917, amended in Book 8176, page 697, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of sewer lines of record in Book 5271, Page 430, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the plan of record in Book 5050, Page 30, said Register's Office.
- Easements for ingress and egress of record in Book 6869, Page 157, book 6869, page 162, Book 6870, page 966 and Book 7776, page 899, in the Register's Office for Davidson County, Tennessee.
- Engineer's Letter and Report of record in Book 6847, Page 125, in the Register's Office for Davidson County, Tennessee.
- Underground Utility Easement of record in Instrument Number 20010912-0099679, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20120521-0043888, 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: **431 Summit Ridge Place , Nashville, Tennessee 37215**.

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 5th DAY OF JUNE, 2015.

Scott Wright
Scott Wright

Beverly Wright by Scott Wright attorney-in-fact
Beverly Wright by Scott Wright, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Wright, 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 BEVERLY WRIGHT, and who acknowledged he/she/they executed the same as the free act and deed of the said BEVERLY WRIGHT.

Witness my hand and official seal, this the 5th of June, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT WRIGHT, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of June, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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