File Box 8

BILL GARRETT, Davidson County
Trans:T20150056109 DEEDWARR
Recvd: 07/10/15 14:59 2 pgs
Fees:13.00 Taxes:481.00
20150710-0067389

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57157
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Pamela Perez Popkin 2605 Belmont Boulevard Nashville, Tennessee 37212	SAME

TAX MAP PARCEL NUMBERS: 131020A09900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$130,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Smilansky and Tanya Smilansky**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Pamela Perez Popkin and Erika Terry Ann Leslie, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. M-19 of Hobbs House Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4595, page 74, amended in Book 5200, page 54, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Ilya Smilansky and Michael Smilansky as tenants in common by Warranty deed form Jane E. May, unmarried, dated October 10, 1995 and recorded on November 1, 1995 of record in Book 9846, page 57, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 11, 2004 recorded on March 11, 20041 of record in Instrument No. 20040311-0028277, said Register's Office, Ilya Smilansky conveyed a thirty-five percent (35%) undivided interest to Michael Smilansky, the said Ilya Smilansky has since died. By Affidavit of Heirship of record in Instrument No. 20150122+-0006428, Tanya Smilansky and Michael were established as the heirs at law of Ilya Smilansky.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 45985, page 79 amended in Book 5200, page 54, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5289, page 55, Book 5292, page 958, Book 5293, page 612, Book 7802, page 299, Book 7824, page 974, Book 6822, page 893, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 2116 Hobbs Road, M-19, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of July, 2015.

Michael Smilansky

Tanya Smilansky

State of WA

County of King

On this 3rd day of July, 2015, before me the undersigned authority, personally appeared Michael Smilansky and Tanya Smilansky, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: April 9, 2017

MICHAEL BRUCE BARER NOTARY PUBLIC COMMISSION EXPIRES 04-09-17 STATE OF WASHINGTON

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $130,000.00.

Affiant

Sworn and subscribed before me this 5th day of July, 2015.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019