WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150069785 DEEDWARR
Recvd: 08/19/15 09:41 2 pgs
Fees: 13.00 Taxes: 1110.00
20150819-0083416

O-BM-15-5313

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

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)
Avraham Avraham and Alina Avraham	**New Owner**	
(NAME)	(NAME)	**172-03-0B-011.00-CO**
5313 Windypine Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 **ANNE MARIE BYRNE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AVRAHAM AVRAHAM AND ALINA AVRAHAM, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of The Woodlands, Phase 2 of record in Plat Book 6900, Page 635, 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 Jeremy Popoff by Quitclaim deed from Jennifer Kuhle, a single person of record in Instrument No. 20080821-0085784 Register's Office for Davidson County, Tennessee, dated July 31, 2008 and recorded on August 21, 2008. (Value of consideration shown in aforementioned deed $0.00.)Being the same property conveyed to Anne Marie Byrne, unmarried by Warranty deed from Jeremy Popoff, unmarried of record in Instrument No. 20140516-0042257 Register's Office for Davidson County, Tennessee, dated April 17, 2014 and recorded on May 16, 2014.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plat of record in Plat Book 6900, Page 497, 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 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, Book 8643, Page 675 and Book 8672, Page 390, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7334, Page 149 and Book 7408, Page 289, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 8454, Page 246, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area to HOA of record in Book 8472, Page 310, Register's Office for Davidson County, Tennessee.
- Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7336, Page 3, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6710, Page 495 and Book 7091, Page 428, Register's Office for Davidson County, Tennessee.
- Deed(s) of Conveyance of record in Book 8541, Pages 230, 241 & 247, 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: **5313 Windypine Drive, Nashville, Tennessee 37211**.

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 14th DAY OF AUGUST, 2015.

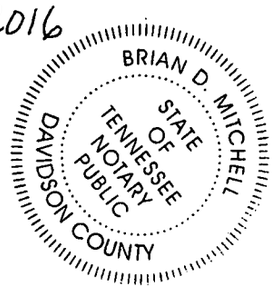
Anne Marie Byrne by John Gleaves, Attorney
In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 ANNE MARIE BYRNE, and who acknowledged he/she/they executed the same as the free act and deed of the said ANNE MARIE BYRNE.

Witness my hand and official seal, this the 14th of August, 2015.

Notary Public
My Commission Expires: Jan. 9, 2016
(SEAL)



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