# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150073084 DEEDWARR
Recvd: 08/28/15 08:10 2 pgs
Fees:13.00 Taxes:962.00
20150828-0087136

J-VSB-15-2623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**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) |
|---|---|---|
| **IBG Capital Partners, Inc.** | **New Owner** | |
| (NAME) | (NAME) | |
| **3777 Peachtree Road NE, #1731** | | **104-07-0A-004.00-C O** |
| (ADDRESS) | (ADDRESS) | |
| **Brookhaven, GA 30319-5218** | | |
| (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 **RINAT ZAYNAGETDINOV AND TATIANA KETOVA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **IBG CAPITAL PARTNERS, INC.,** 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 Unit No. 4 as shown on the Plan of Blakemore Square Condominiums of record in Book 6864, Page 237, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 6962, Page 125, Registers Office for said County, said plan being appended as Exhibit A to the Master Deed for Blakemore Square Condominiums, to which reference is hereby made for a more complete and accurate legal description. Said unit being more particularly described by the Master Deed for Blakemore Square Condominiums of record in Book 6864, Page 237, Register's Office for said County, as amended by Amendment to Master Deed of record in Book 6962, Page 125, said Register's Office.

Being the same property conveyed to Rinat Zaynagetdinov and Tatiana Ketova, husband and wife by Warranty deed from Angela M. Walker unmarried of record in Instrument No. 20100809-0062577 Register's Office for Davidson County, Tennessee, dated July 30, 2010 and recorded on August 09, 2010. (Value of consideration shown in aforementioned deed $207,000.00.)

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Charter of record in Book 6769, Page 600, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2623 Blakemore Avenue, Nashville, Tennessee 37212**.

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 27th DAY OF AUGUST, 2015.

Rinat Zaynagetdinov by John Gleaves, Attorney-In-Fact

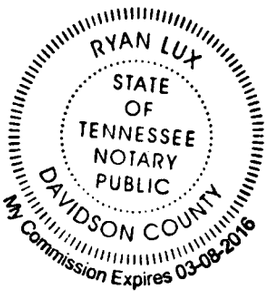
Tatiana Ketova by John Gleaves, Attorney-In-Fact

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 RINAT ZAYNAGETDINOV AND TATIANA KETOVA, and who acknowledged he/she/they executed the same as the free act and deed of the said RINAT ZAYNAGETDINOV AND TATIANA KETOVA.

Witness my hand and official seal this the 27th of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)




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