WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150097730 DEEDWARR
Recvd: 11/17/15 13:44 2 pgs
Fees:13.00 Taxes:699.30
20151117-0116591

R-BR-15-001900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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)
Leslie B. Howd	**First Community Mortgage**	
(NAME) **1900 Richard Jones Road, #V3**	(NAME) **275 Robert Rose Drive**	**117-15-A-31.00 CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Murfreesboro, TN 37129**	
(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 **VICTOR KOPELEVITCH AND INESSA SANOVICH, HUSBAND AND WIFE AND ELENA KOPELEVICH, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LESLIE B. HOWD, UNMARRIED,** 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 apartment in Davidson County, Tennessee, being Unit No. TH-H-3 on the plan of Green Hills Terrace Condominium Apartments, of record in Book 5200, Page 64, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by Quitclaim Deed from Victor Kopelevitch, Inessa Sanovich and Rozaliya Sanovich to Victor Kopelevitch and spouse Inessa Sanovich a ten and four tenths percent interest (10.4%) as tenants by the entireties and Rozaliya Sanovich a life estate in an eighty nine and six tenths percent interest (89.6%), with remainder in said interest to Elena Kopelevich, as recorded on the 25th day of January, 2010 in Instrument No. 20100125-0006279 and Warranty Deed from Sheron E. Wiegand and spouse, David A. Wiegand to Victor Kopelevitch, Inessa Sanovich and Rozaliya Sanovich, as joint tenants with rights of survivorship, as recorded on the 1st day of October, 1996 in Deed Book 10210, Page 71, in the Register's Office of Davidson County, Tennessee. The said Rozaliya P. Sanovich having since died on May 9, 2010.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Plat of THE GREEN HILLS TERRACE, as recorded in Plat Book 5200, Page(s) 64, said Register's Office.
- By-Laws of The Green Hills Terrace recorded in Book 5304, Page 745, amended in Book 9830, Page 181, said Register's Office.
- Master Deed establishing THE GREEN HILLS TERRACE of record in Book 5304, Page 702, as amended by instrument(s) of record in Book 7841, Page 557, said Register's Office.
- Easement to Comcast recorded at Instrument Nos. 20110930-0075704 and 20150814-0081514, said Register's Office.
- Easement for Overhang, recorded in Book 4317, Page 162, said Register's Office.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 3879, Page 569, said Register's Office.
- Easement recorded in Book 4320, Page 896, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1900 Richard Jones Road, #V3, 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 13th DAY OF NOVEMBER, 2015.

Victor Kopelevitch

Inessa Sanovich

Elena Kopelevich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTOR KOPELEVITCH, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, INESSA SANOVICH, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELENA KOPELEVICH, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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