THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115813**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. Affiant Subscribed and sworn to before me, this 1st day of December, 2015. Notary Public My Commission Expires: 08-20-19

BILL GARRETT, Davidson County
Trans:T20150102246 DEEDWARR
Recvd: 12/03/15 09:55 2 pgs
Fees:13.00 Taxes:407.00
20151203-0121819

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Matthew Ruskin 716 WARD ST Nashville TN 37207-5250	Send Tax Bills To: Pinnacle Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 07112024100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Raynor and Yan Raynor, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Ruskin, a married man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 10, Plan of Meadowdale Acres Subdivision, as shown on plat of record in Plat Book 2083, Page 12 in the Register's Office of Davidson County, Tennessee to which plat is hereby made for a more particular description of said property.

Being the same property conveyed to Mark Raynor and Yan Raynor, husband and wife by Warranty Deed from The Vincik Group, LLC, recorded on the 19th day of May, 2006 in Instrument No. 20060519-0059106, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MEADOWDALE ACRES SUBDIVISION, as recorded in Plat Book 2083, Page(s) 12.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 716 WARD ST Nashville TN 37207-5250

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of December, 2015.

Mark Raynor by Will Chapman, Attorney in Fact

Mark Raynor by Will Chapman
Attorney in Fact

Yan Raynor by Will Chapman, Attorney in Fact

Yan Raynor by Will Chapman
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, Will Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Mark Raynor and Yan Raynor, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of December 2015.

Notary Public

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017