WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of December, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Christo D. Venkov	New Owner	Parcel ID:
2428 Anson Lane		173090A8400
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jeri Ann Tanner and husband, Milton Henry Moody, Jr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Christo D. Venkov and Danka V. Kourteva
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 693, on the Plan of Resubdivision of Lots 690 through 694, Section Three, Phase Eight, Lenox Village Subdivision, of record as Instrument No. 20100405-0024715, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Jeri Ann Tanner, an unmarried woman, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument 20110728-0057865, said Register's Office, dated July 28, 2011.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 20020315-0032826 amended in Instrument 20021226-0158458; 20031212-0178492; 20050815-0096405; 20040526-0062220; 20050119-0006853; 20050113-0005133; 20050324-0032209; 20060120-0007914; 20060221-0020352l; 20060309-0027423; 20060321-0032383l; 20060622-0074677; 20070103-0001284; 20070830-0104306; 20080326-0030439; 20080326-0030449; 20080403-0033974; 20020315-0032825 amended in Instrument 20021226-0158459; 20040526-0062221; 20060120-0007913; 20060321-0032383 and 20060321-0032382, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20100405-0024715, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2428 Anson Lane, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 16th and 18th day of December, 2015.

Jeri Ann Tanner

Milton Henry Moody, Jr.

BILL GARRETT, Davidson County
Trans:T20150107637 DEEDWARR
Recvd: 12/21/15 14:43 2 pgs
Fees:13.00 Taxes:823.25

20151221-0128154

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milton Henry Moody, Jr. , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeri Ann Tanner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.