BILL GARRETT, Davidson County
Trans:T20150109936 DEEDWARR
Recvd: 12/30/15 10:37 2 pgs
Fees:13.00 Taxes:377.39
20151230-0130983

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $101,997.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/18/18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1543B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Martha A. Farley	Same address as new owner	162-05-0C-044-00-CO
5515 Country Drive Unit 44		
Nashville, TN 37211-6463		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROBERT DAVID MIRKIN, A SINGLE MAN AND NAOMI VAN WINKLE, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARTHA A. FRALEY, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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, more particularly described as follows:

Being Unit 44 in Hickory Valley Condominiums a Horizontal Property Regime in Nashville, as shown on the plat of Hickory Valley of record in Book 4460, page 27, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

Being the same property conveyed to Robert David Mirkin and Naomi Van Winkle by Warranty deed from Ekaterina J. Kazakos n/k/a Katerina Tate, as her sole and separate property of record in Instrument No. 20121019-0095953 Register's Office for Davidson County, Tennessee, dated October 05, 2012 and recorded on October 19, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page 27, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Valley Condominiums of record in Book 4521, Page 574, as amended in Book 5001, Page 394, Book 8466, Page 263 and Book 10597, Page 675, and as corrected in Book 10645, Page 743, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4521, Page 582, amended in Book 10597, Page 703, rerecorded in Book 10645, Page 774, Register's Office for Davidson, County, Tennessee.

Charter for Hickory Valley Condominiums of record in Book 9512, Page 312, in the Register's Office for Davidson County, Tennessee.

Access easement of record in Book 4842, Page 979 and Book 5606, Page 663, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 5515 Country Drive Unit 44, Nashville, TN 37211-6463

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 22nd day of December, 2015.

Robert David Mirkin
by Naomi Van Winkle - Attorney, in fact

Robert David Mirkin

By: Naomi Van Winkle, Attorney-In-Fact

Naomi Van Winkle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Naomi Van Winkle**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Robert David Mirkin for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Robert David Mirkin, and is authorized by Robert David Mirkin to execute this instrument on his behalf.

Witness my hand and official seal, this 22nd day of December, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, NAOMI VAN WINKLE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of December, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1543B

RECORD & RETURN TO:

~~COMPASS LAND TITLE, LLC~~
~~378 Franklin Road, Ste. 190~~
~~Brentwood, TN 37027~~

LIMESTONE TITLE & ESCROW LLC

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127