THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126180** BILL GARRETT, Davidson County Trans:T20160012721 DEEDWARR Recvd: 02/16/16 14:34 2 pgs Fees:13.00 Taxes:934.25 20160216-0014527	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $252,500.00. Affiant Subscribed and sworn to before me, this 11th day of February, 2016. Notary Public My Commission Expires: 11-1-2017 SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

WARRANTY DEED

Address New Owner: Alexandr Samarsky 217 BRATTLESBORO PL Nashville TN 37204-4257	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132090B20900CO

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, **Kelly Bowman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexandr Samarsky and Anna Samarsky, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, TN, described as Unit 209 Brattlesboro Place, a Condominium, a Horizontal Property Regime, located at Brattlesboro Place, Davidson County, TN, as shown on the plat of Brattlesboro Place Condominium apartments, as shown as Exhibit "B" to the Master Deed in Book 6313, Page 496, and the plan of record in Plat Book 5200, Page 731, said Register's Office, and described in a Master Deed and By-Laws recorded in Book 6313, Page 496, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brattlesboro Place, Condominium Apartments contained in the Master Deed and By-Laws recorded in Book 6313, Page 496, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kelly Bowman by Warranty Deed from Cornelia W. Matthews, unmarried, recorded on the 19th day of December, 2005 in Instrument No. 20051219-0151589, 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 BRATTLESBORO PLACE, as recorded in Plat Book 5200, Page(s) 731.

Charter of Homeowners Association recorded in Book 6788, Page 626, Book 7866, Page 378 and Book 8349, Page 576.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRATTLESBORO PLACE Condominium of record in Book 6313, Page 496; also subject to easements, rights and interests 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 building thereon.

Storm Water Detention Agreement recorded in Book 6234, Page 481.

This is improved property located at 217 BRATTLESBORO PL Nashville TN 37204-4257

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 11th day of February, 2016.

Kelly Bowman by Will Chapman, Attorney in Fact

Kelly Bowman 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 Kelly Bowman, 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 11th day of February, 2016.

Notary Public

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