THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 160162**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me, this 22nd day February, 2016. Notary Public My Commission Expires: 10/14/19

MONTGOMERY COUNTY ELIZABETH M. PRESTON STATE OF TENNESSEE NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20160014570 DEEDWARR
Recvd: 02/22/16 15:12 2 pgs
Fees:13.00 Taxes:1535.50
20160222-0016877

WARRANTY DEED

Address New Owner: Dennis Sverdlov 3014 HEDRICK ST #502 Nashville TN 37203-1323	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104020T50200CO

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, **Matthew J. Stevenson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dennis I. Sverdlov, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 502, also known as PH2, and Parking Space #12, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20000714-0069948, as amended by First Amendment to Master Deed and Bylaws of West End Lofts Condominiums of record in Instrument No. 20010524-0054282, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to Matthew J. Stevenson, unmarried person by Warranty Deed from William Scott Upshall A/K/A Scottie Upshall, Trustee of the William Scott Upshall Family Trust dated September 28, 2011, an unrecorded Revocable Trust, recorded on the 19th day of March, 2013 in Instrument No. 20130319-0027230, in the Register's Office of Davidson County, Tennessee.

Said property was never the marital residence of Grantor.

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 recorded in Plat Book 11190, Page(s) 63.

Charter of Condominium Association recorded at Instrument No. 20041014-0124080.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WEST END LOFTS Condominium of record in Instrument No. 20000714-0069948, as amended by instrument(s) of record in Instrument No. 20010524-0054282; 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.
Landscape Contract recorded at Instrument No. 20000802-0076554.

This is improved property located at 3014 HEDRICK ST #502 Nashville TN 37203-1323

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 22nd day February, 2016.

Matthew J. Stevenson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew J. Stevenson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day February, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018