WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160016479 DEEDWARR
Recvd: 02/29/16 14:39 2 pgs
Fees:13.00 Taxes:1387.50
20160229-0019077

Y-RP-16-112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gregory Terry Moore	**Same as owner**	
(NAME)	(NAME)	
712 Colina Circle		**104-06-0K-112.00-CO**
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37922		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **VADIM KHALIN AND SVETLANA KHALINA, HUSBAND AND WIFE, AND YULIA KHALINA, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GREGORY TERRY MOORE, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 112, ST. Charles Place Condominiums, as established under Master Deed of record in Book 6438, Page 595 re-recorded in Book 6452, Page 864, amended in Book 6488, Page 833 and Book 6539, Page 893, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Vadim Khalin and Svetlana Khalin, husband and wife and Yulia Khalina, Tenants in Common with the Right of Survivorship by Warranty deed from J. Andrew Taylor, Conservator for Artye Taylor of record in Instrument No. 20110707-0052020 Register's Office for Davidson County, Tennessee, dated June 30, 2011 and recorded on July 07, 2011.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 6452, Page (s) 910 through 916, inclusive, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of St. Charles Place Condominiums of record in Book 6438, Page 595, as re-recorded in Book 6452, Page 864, as amended in Book 6488, Page 833, and Book 6539, Page 893, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6457, Page 589, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **112 Saint Charles Place , Nashville, Tennessee 37212-3242**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25 DAY OF FEBRUARY, 2016.

Vadim Khalin by Yulia Khalina, Attorney in Fact
Vadim Khalin by Yulia Khalina, Attorney-in-Fact

Svetlana Khalina by Yulia Khalina, Attorney in Fact
Svetlana Khalina by Yulia Khalina, Attorney-in-Fact

Yulia Khalina
Yulia Khalina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yulia Khalina, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VADIM KHALIN AND SVETLANA KHALINA, and who acknowledged he/she/they executed the same as the free act and deed of the said VADIM KHALIN AND SVETLANA KHALINA.

Witness my hand and official seal, this the 25th of February, 2016.

Mary Frances Rudy
Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of February, 2016.

Mary Frances Rudy
Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212