Davidson County DEEDWARR
Recvd: 06/29/16 13:49 2 pgs
Fees:13.00 Taxes:536.50
20160629-0066439

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-1600500247

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER ~~IS~~ GREATER, ~~FOR~~ THIS TRANSFER IS
$145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
28th day of June, ~~2016~~

Notary Public

MY COMMISSION EXPIRES: 01-06-2020

162985

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nikita Odnoralov and Maria Nikolenko	**SWBC Mortgage Corp**	**181-02-0A-066.00 CO**
8231 Lenox Creekside Drive, Unit C10	**9311 San Pedro, Ste. 100**	
Antioch, TN 37013	**San Antonio, TX 78216**	

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,

Kendra Harrell f/k/a Kendra Bryant, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nikita Odnoralov and Maria Nikolenko, husband and wife

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 Unit No. C-10 as set forth in the Master Deed Establishing Lenox Creekside, Phase One, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument Number 20060306-0025686, as amended by Instrument Number 20060606-0066938, in the Register's Office for Davidson County, Tennessee. Said Unit being shown as part of Exhibits E1, E2, and E3 of said Master Deed.

BEING the same property conveyed to Kendra Bryant, unmarried, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated 2/22/08 and recorded 2/25/08 in Instrument Number 20080225-0018386, Register's Office for Davidson County, Tennessee. Kendra Bryant and Kendra Harrell are one and the same person.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **8231 Lenox Creekside Drive, Unit C10, Antioch, TN 37013**
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.

The said Kendra Bryant having since married John Harrell and is now known as Kendra Harrell.

The said John Harrell joins in this conveyance to convey any interest he may have in the above referenced Property.

Witness our hands this 28th day of June, 2016.

Kendra Harrell

Kendra Harrell

John Harrell

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kendra Harrell and John Harrell the bargainor(s) 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 SMYRNA, Tennessee, this 28th day of June, 2016.

Commission Expires: 6/18/17

Patricia L Hurtt
Notary Public

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018