Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20160060284 DEEDWARR
Recvd: 07/14/16 09:19 2 pgs
Fees: 13.00 Taxes: 1211.38
20160714-0072113

W & I Ref: (RF) Title No.: 58459
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew C. Runyan Allison P. Anoll 329 Normandy Circle Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 104010B09100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$327,400.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Petr Savelyev and Tatiana N. Strelkova, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Allison P. Anoll and Andrew C. Runyan, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 329 on Lot No. 36 of Normandy Place Condominiums, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Doc. No. 20020214-0019862 and shown as Exhibit "A" to the amendment to the Master Deed of Record in Doc. No. 20020523-0063131, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Petr Savelyev and spouse, Tatiana N. Strelkova by Warranty Deed from Anne Nelson, unmarried, dated September 14, 2012 and recorded on September 17, 2012 of record in Instrument No. 20120917-0084331, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 104010B09100CO.
The Plan, of record in Doc. No. 20020214-0019862 amended in Doc. No. 20020523-0063131, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.
Subject to the provisions of the condominium Master Deed of record in Doc. No. 20020214-0019862, amended in Doc No. 20020523-0063131, Doc No. 20080222-0017616, Doc No. 20101004-0079010 and Doc. No. 20120628-0056775, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 329 Normandy Circle, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of July, 2016.

Petr Savelyev

Tatiana N. Strelkova

State of Tennessee

County of Davidson

On this 8th day of July, 2016, before me the undersigned authority, personally appeared Petr Savelyev and Tatiana N. Strelkova, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $327,400.00.

Affiant

Sworn and subscribed before me this 8th day of July, 2016.

Notary

My Commission Expires: _____

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