WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

O-KW-16-209-T

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)
Victor M. Paromov and Anna Y. Fominykh **Nickolai Paromov**	**Acopia, LLC**	
(NAME) **209 Solitude Circle**	(NAME) **306 Northcreek Blvd, Suite 100**	**033-06-0A-054.00**
(ADDRESS) **Goodlettsville, TN 37072-4136**	(ADDRESS) **Goodlettsville, TN 37072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MORGAN HOMES, INC.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VICTOR M. PAROMOV AND ANNA Y. FOMINYKH, HUSBAND AND WIFE AND NICKOLAI PAROMOV, AN UNMARRIED MAN, AS TENANTS IN COMMOM WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 89 on the Plan of Final Plat of Echo Hill Estates, Section Four of record in Plat at Instrument No. 20050127-0010265, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Morgan Homes, Inc by Quitclaim Deed from J.D. Eatherly for Eatherly Properties of record in Instrument 20160721-0075221 Register's Office for Davidson County, Tennessee dated July 20, 2016 and recorded on July 21, 2016.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20050127-0010265, Register's Office of Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7489, Page 988; Book 7699, page 949; Book 8612, page 821 and Book 9083, page 26, Register's Office for Davidson County, Tennessee;
- Charter of Echo Hills of record in Book 7495, Page 177, articles of amendment of recorded in Book 7703, page 641, in the Register's Office for Davidson County, Tennessee;
- QuitClaim Deed for common areas to Echo Hills of record in Book 7704, Page 773 and Book 7704, page 776, in the Register's Office for Davidson County, Tennessee;
- 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: **209 Solitude Circle , Goodlettsville, Tennessee 37072-4136**.

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.

BILL GARRETT, Davidson County
Trans:T20160071019 DEEDWARR
Recvd: 08/16/16 10:40 2 pgs
Fees:13.00 Taxes:937.58
20160816-0085271

Witness my/our hand(s) this the 12th DAY OF AUGUST, 2016.

Morgan Homes, Inc.

BY: _____
Glen E. "Ed" Morgan
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Glen E. "Ed" Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Morgan Homes, Inc., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal, at office, this 12th day of August, 2016.

_____
Notary Public

My Commission Expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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