WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/01/16 14:21 2 pgs
Fees:13.00 Taxes:925.00
20160901-0092166



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$250,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of August, 2016

Notary Public
My Commission expires 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ilya Toshinskiy	SAME	082-14-0-A-006.00CO
1088 1st Avenue North		
Nashville, TN 37201		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sell Your House in 9 Days, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ilya Toshinskiy**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 1088 as specified on the Plat shown in Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record in Instrument Number 20051221-0153160, as amended in Instrument Number 20051228-0155671 and in Instrument Number 20060518-0058640. and in Instrument Number 20090109-0002382, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, said register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. reference is hereby made to the Plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Second Amendment to the Master Deed of record in Instrument Number 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Sell Your House in 9 Days, Inc., from Brett D. Bryan, by deed on June 24, 2016, of record in Instrument Number 20160630-0066876, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters restrictions , conditions and covenants as shown on the Master Deed and amendments of record in 20060518-0058640; 20051221-0153160; 20051228-01655671; and 20150402-0029055, Register's Office Davidson County, Tennessee.
- Easement of record in Instrument Number 20160301-0019392, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1088 1st Avenue North, Nashville, TN 37201**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 30, 2016.

Sell Your House in 9 Days, Inc.

By Brandon Eley, Authorized Agent

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 30th day of August, 2016, before me, appeared Brandon Eley to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Agent of Sell Your Hours in 9 Days, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Brandon Eley, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 7/8/17
NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 11-5-2018
Notary's Signature

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE