THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16088826** BILL GARRETT, Davidson County Trans:T20160076840 DEEDWARR Recvd: 09/01/16 14:20 2 pgs Fees:13.00 Taxes:1331.63 20160901-0092167	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $359,900.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2016. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mayumi Khimenko Alexei Khimenko 101 Stokeswood Place Nashville TN 37215	New Owner	Tax Parcel ID No. 117-08-0B-008.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael B. Falk and Analee A. Falk, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mayumi Khimenko and Alexei Khimenko, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, and being Unit No. 8 on the revised plan of Stokeswood Condominiums, as of record at Plat Book 6200. Page 438 (filed 07-24-86) and which revises the plan at Plat Book 6250. Pa g e 845 (filed 03-13-86), and as further described and set forth in the Master Deed (and Exhibits thereto) as of record at Book 6441, page 577, as amended at Book 6453, page 620 and Book 6923, page 777, all of which are of record in the Register s Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being the same property conveyed to MICHAEL B. FALK and ANALEE A. FALK, husband and wife, by deed from RYAN T. FOSTER and KIMBERLY DOBBS FOSTER, husband and wife, of record in Instrument No. 20130925-0100683, dated September 20, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 117-08-0B-008.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Storm Water Detention Agreement of record in Book 6779, page 669, said Register's Office.

Master Deed of record in Book 6441, page 577, amended in Book 6453, page 620 and Book 6923, page 777, said Register's Office.

Matters shown on the Plan of record in Plat Book 6200, page 438 and Boundary Plat in Plat Book 6250, page 845, said Register's Office.

This is improved property located at 101 Stokeswood Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2016.

Michael B. Falk

Analee A. Falk

STATE OF Utah)

COUNTY OF Salt Lake)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael B. Falk, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2016.

DEBRA JAMES
Notary Public
State of Utah
Comm. No. 659393
My Comm. Expires Sep 25, 2016

Notary Public

My Commission Expires: 9-25-2016

STATE OF Utah)

COUNTY OF Salt Lake)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Analee A. Falk, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2016.

Notary Public

My Commission Expires: 3-22-2019

ASHLEY ROLLINS
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 03/22/2019
Commission # 682346