THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16109651

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $117,900.00.

Theresa L Heatherly
Affiant

Subscribed and sworn to before me, this 1st day of November, 2016.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160097835 DEEDWARR
Recvd: 11/04/16 10:30 2 pgs
Fees:13.00 Taxes:436.23
20161104-0116947

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sergey Kreynin	Sergey Kreynin	Tax Parcel ID No.
47 Mapleton Avenue	47 Mapleton Avenue	142-06-0A-191.00 CO
Staten Island, NY 10306	Staten Island, NY 10306	

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, **Theresa L. Heatherly, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sergey Kreynin, married**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 191, Building 25, and Garage No. 191-G, on the Plan of Peppertree , Creekside Meadows Condominiums, of record in Plat Book 4675, Pages 128 through 130, Register' s Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to THERESA L. HEATHERLY, by deed from DANIEL K. MOSS and wife, MARTHA E. MOSS and STEPHEN MOSS, UNMARRIED, of record in Instrument No. 20141103-0101405, dated October 30, 2014, 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 2017 and subsequent years for Map-Par. 142-06-0A-191.00 CO.

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

Matters shown on the Plan of record in Plat Book 4675, pages 128-130, said Register's Office.

Master Deed of record in Booik 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6874, page 354 and Book 7610, page 973, By-laws amended in Book 6237, page 644 and Book 6535, page 724, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, of record in Instrument No. 20040603-0065549, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, of record in Instrument No. 20040603-0065549, said Register's Office.
Easement(s) granted to Comcast of Nashville I, LLC, of record in Instrument No. 20140902-079894, said Register's Office.

Agreement by and between Creekwood Apartments and Creekside Meadows of record in Book 5519, page 80, said Register's Office.

This is improved property located at 810 Bellevue Road Nashville TN 37221

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 1st day of November, 2016.

Theresa L. Heatherly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Theresa L. Heatherly, 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 1st day of November, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018