| | |
|---|---|
| (Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF DAVIDSON**<br><br>The actual consideration or value, whichever is greater, for this transfer is $285,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 31 day of October, 2016.<br><br>Notary Public<br><br>My commission expires: 8.21.17 |

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

**THIS INSTRUMENT PREPARED BY:**
Mitchell A. Watts, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20160098930 DEEDWARR
Recvd: 11/08/16 13:53 2 pgs
Fees: 13.00 Taxes: 1054.50
20161108-0118269

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Eugene Zak and Faina Zak** | **NEW OWNER** | **104-09-0K-313.00-CO** |
| **3818 West End Avenue #313** | | |
| **Nashville, TN 37205** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

**Jerel I. Brodofsky, married**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Eugene Zak and Faina Zak, husband and wife**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 313, together with the appurtenant interest in the common elements of The Montclair, a Horizontal Property Regime established by Master Deed, of record in Book 7332, page 380, amended in Book 7902, page 133 and Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

BEING the same property conveyed to Jerel I. Brodofsky, a single person, by Warranty Deed dated May 8, 2013, from Adam Doochin of record as Instrument No. 20130514-0048338 in the Register's Office for Davidson County, Tennessee.

Amanda Lynn Trabue, spouse of Jerel I. Brodofsky, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as 3818 West End Avenue #313, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31 day of October, 2016.

Jerel I. Brodofsky

Amanda Lynn Trabue

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jerel I. Brodofsky and Amanda Lynn Trabue, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31 day of October, 2016.

Notary Public

My Commission Expires: 8.21.17

SolomonParks File No. 316293

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SP 11/2015