Davidson County DEEDWARR
Recvd: 12/16/16 14:42 2 pgs
Fees:13.00 Taxes:883.93
20161216-0132341

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

P-BR-16-0234-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$243,900.00~~ 238,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

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)
George Kaludis and Eugenia M. Kaludis	New Owner	
(NAME)	(NAME)	**171-02-0A-088.00-CO**
234 Glenstone Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **MIKHAIL GRANOVSKIY AND LYUDMILA VOROBYEVSKAYA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEORGE KALUDIS AND EUGENIA M. KALUDIS,** 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 Unit No. 88 on the Plan of Brentwood Villa, Phase 3-B, of record in Book 6900, Page 4 amended in Book 6900, Page 329, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mikhail Granovskiy and wife, Lyudmila Vorobyevskaya by Warranty deed from Robin A. Oxidine, by Susan James, Attorney in fact of record in Instrument No. 20040105-0001220 Register's Office for Davidson County, Tennessee, dated December 22, 2003 and recorded on January 05, 2004.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6900, Page 4, as amended in Book 6900, Page 329;
- Master Deed of record in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84, Book 7423, Page 574, and By-Laws of record in Book 6923, Page 986, Book 7423, Page 567 and Book 8074, Page 564;
- HOA Charter of record in Book 6936, Page 895, as amended in Book 7998, Page 249 and Book 8267, Page 270;
- Easement of record in Book 5155, Page 164;
- Storm Water Detention Agreement of record in Book 6385, Page 814;
- Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Service of record in Book 8127, Page 666, Book 8127, Page 782, Book 8127, Page 802 and Book 8128, Page 17;
- Easement of record in Instrument No. 20030707-0093162, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **234 Glenstone Circle , Brentwood, Tennessee 37027**.

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.

Witness my/our hand(s) this the 9th DAY OF DECEMBER, 2016.

Mikhail Granovskiy by John Andrew Carlton, Attorney-In-Fact

Lyudmila Vorobyevskaya by John Andrew Carlton, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ANDREW CARLTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MIKHAIL GRANOVSKIY AND LYUDMILA VOROBYEVSKAYA, and who acknowledged he/she/they executed the same as the free act and deed of the said MIKHAIL GRANOVSKIY AND LYUDMILA VOROBYEVSKAYA.

Witness my hand and official seal, this the 9th of December, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

True Copy Certification

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

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY