WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2017.

_____
Notary Public

MY COMMISSION EXPIRES: 2/25/20
(AFFIX SEAL)

HUTCH HENDERSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER My Comm. Expires February 25, 2020

R-BR-17-103

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)
Pishko Tofiq and Nyan Anbar	Mortgage Investors Group	
(NAME) 6565 Premier Dr.,#C4 ~~108 Plantation Court~~	(NAME) 8320 E.Walker Springs Ln., Ste#200,Mailstop 002	**142-05-0A-002.00-CO**
(ADDRESS) **Nashville, TN** ~~37221~~ 37209	(ADDRESS) Knoxville, TN 37923	
(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, **MARY ANN KIMBER, EXECUTRIX OF THE ESTATE OF ANITA K. CANTARUTTI A/K/A ANITA C. YON-PARK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PISHKO TOFIQ AND NYAN ANBAR, HUSBAND AND WIFE,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. A-2, together with the carport designated No. A-2-C of Section 2, River Plantation, Condominium Apartments, of record in Plat Book 4460, Pages 136 and 137, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing River Plantation, Section Two of record in 4661, Page 334; Book 4661, Page 353; Book 4691, Page 906; Book 6354, Page 676 and Book 6346, Page 389 and amended and Restated Master Deed of record in Instrument No. 20120828-0077603, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

The said Anita K. Cantarutti a/k/a Anita C. Yon-Park died testate on September 24, 2015, her estate having been probated of record in Docket No. 16P-561 in the Probation Division of the Circuit Court for Davidson County Tennessee and being the same property conveyed by Warranty Deed from Claude S. Boyd and wife, Charlotte H. Boyd to Anita K. Cantarutti, unmarried, as recorded on the 3rd day of October, 1978 in Deed Book 5345, Page 930, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 13 and 137 and Book 4460, Page 80, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Plantation, Section Twoof record in Book 4661, Page 334; Book 4661, Page 353; Book 4691, Page 905; Book 6354, Page 676 and Book 6346, Page 389 and amended and Restated Master Deed of record in Instrument No. 20120828-0077603, Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District in Book 3770, page 6, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130517-0050159, in the Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of River Plantation Section Two, Inc of record in Instrument Number 20100408-0026710 and Instrument No. 20110831-0067570, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT, Davidson County
Trans:T20170026914 DEEDWARR
Recvd: 03/30/17 13:00 2 pgs
Fees:13.00 Taxes:821.40
20170330-0031123

This is **improved** property known as: **103 Plantation Court, Nashville, Tennessee 37221**.

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 15 DAY OF MARCH, 2017.

The Estate of Anita K. Cantarutti A/K/A Anita C. Yon-Park

BY: _____
Mary Ann Kimber
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MARY ANN KIMBER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the EXECUTRIX of THE ESTATE OF ANITA K. CANTARUTTI A/K/A ANITA C. YON-PARK, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as EXECUTRIX.

Witness my hand and official seal, this the 22nd of March, 2017.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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