WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2021

P-WG-17-0424

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)
Marina Chernitskiy	Same as Owner	
(NAME)	(NAME)	**086-11-0-B02-60-0CO**
424 Raintree Place		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **LEAH S. SMITH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARINA CHERNITSKIY, MARRIED,** 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 Davison County, Tennessee. being a certain Condominium apartment in Davidson County, Tennessee, described as follows:
Unit No. 3, Building No. 11 in Raintree Village (a condominium) created under Chapter 27, Title 64 of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, Registers Of\u64257?ce, Davidson County, Tennessee, as amended by a Deed of Amendment of record in Book 4980, Page 378, said Register's Of\u64257?ce, and as shown on the revised plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, Page 62-64, in said Registers Of\u64257?ce to which reference is hereby made.

Garage Number 11-3-G (formerly known as 11-3-6) is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Leah S. Smith by Warranty deed from Michael T. Holland of record in Instrument No. 20080728-0076757 Register's Office for Davidson County, Tennessee, dated July 21, 2008 and recorded on July 28, 2008.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 4860, Pages 62-64;
- Master Deed of record in Book 4753, Page 140, as amended in Book 4980, Page 378, Book 5165, Page 781, Book 5172, Page 77 and Instrument of Termination in Book 5091, Page 39 and Instrument Nos. 20040826-0103606 and 20040428-0047940;
- Restrictions of record in Instrument No. 20080728-0076757;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5193, Page 821;
- By-Laws of record in Book 5122, Page 878, Book 6229, Page 970 and Book 10382, Page 596;
- HOA Charter of record in Book 4753, Page 101;
- Access Easement and Public Utility and Drainage Easement of record in Book 4460, Page 82;
- Anchor Easement of record in Book 5578, Page 751;
- Easement Agreement of record in Book 9418, Page 950, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **424 Raintree Place, Hermitage, Tennessee 37076**.

BILL GARRETT, Davidson County
Trans:T20170045067 DEEDWARR
Recvd: 05/26/17 12:27 2 pgs
Fees:13.00 Taxes:399.60
20170526-0052725

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 24th DAY OF MAY, 2017.

Leah S. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEAH S. SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212