30204-8

Box 14

WARRANTY DEED	State of Tennessee County of Davidson
Bill Garrett Davidson County Batch# 14847 DEEDWARR 10/18/2017 09:07:38 AM 2 pgs Fees: $13.00 Taxes: $471.75 20171018-0106547	The actual consideration or value, whichever is greater, for this transfer is **$127,500.00.** Affiant Subscribed and sworn to before me, this the 16th day of October, 2017. Notary Public My commission expires: 5-8-18 (AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Momchil S. Velkovsky **Julia Velkovska**	**OWNER**	**Map 133-14-0-A Parcel 022.00co**
904 Green Valley Dr.		
Nashville, Tennessee 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert A. Hipps and wife, Doris Hipps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Momchil S. Velkovsky and Julia Velkovska, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. B-2 on the plan of Oakcrest Condominium, now known as The Village at Grassmere, created under title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, Page 960, as amended by instrument(s) of record in Book 9559, Page 939, Instrument No. 20041102-0131823 and amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed, reference is hereby made to the plat of Oakcrest Condominium, of record in Book 5200, Page 413, Register's office for Davidson County, Tennessee for a more complete description of said units.

Being the same property conveyed to Robert A. Hipps and wife, Doris Hipps, by Deed dated July 31, 2007 from Grassmere Development Company, LLC, of record in Instrument No. 20070802-0091893, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 413, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Oakcrest, now known as The Village at Grassmere Condominiums, of record in Book 5884, Page 960, and as amended in Book 9559, Page 939, and in Instrument No. 20041102-0131823, and amended and restated in Instrument No. 20070301-0025595, and By-Laws appended thereto, said Register's Office. (3) Substitution of Trustee in the Master Deed of record in Instrument No. 20060630-0078687, said Register's Office. (4) Charter of Oakcrest Condominium Association, Inc. of record in Book 5860, Page 930, Register's Office for Davidson County, Tennessee. (5) All matters shown on the Plan of record in Plat Book 4060, Page 103, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **420 Elysian Fields Road #B-2, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 12th day of **October, 2017.**

Robert A. Hipps

Doris Hipps

STATE OF Michigan)
COUNTY OF Eaton)

Personally appeared before me, a Notary Public of said County and State, **Robert A. Hipps and Doris Hipps,** the within named sellers, 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.

Witness my hand and official seal at Lansing (CITY), Michigan (STATE), this 12 day of **October, 2017.**

Notary Public

RANIA EL-HAGE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF INGHAM
My Commission Expires February 7, 2023
Acting in the County of Eaton

My Commission Expires: 02-07-2023

RANIA EL-HAGE NOTARY PUBLIC MICHIGAN INGHAM CO.