WARRANTY DEED

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Bill Garrett Davidson County
Batch# 37383 DEEDWARR
12/15/2017 12:39:06 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20171215-0128006

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 275,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2017.

Notary Public

My commission expires: 11/5/2018
(AFFIX SEAL)

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
Eric D. Glasser	Eric D. Glasser ac	**Map 131-05-0-A-176.00co**
176 Jefferson Square	**P. O. Box 158825**	
Nashville, TN 37215	**Nashville, TN 37215-8825**	

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,

Jonathan M. Pavlotsky and Mark M. Pavlotsky

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

Eric D. Glasser

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 176 of Jefferson Square Townhouses, Section One, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 4675, Page 12, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING all of the same property conveyed to Michael Pavlotsky and wife, Ria E. Pavlotsky by Deed dated December 30, 1986 from Harry L. Greene unmarried, of record in Book 7093, Page 530, Register's Office for Davidson County, Tennessee

THE said Ria E. Pavlotsky having predeceased Michael Pavlotsky. The said Michael Pavlotsky having since died on October 6, 2008. The said property was devised to Jonathan M. Pavlotsky and Mark M. Pavlotsky, as tenants in common, by order of establishing muniment of title of record in Docket Number 15P-431, Seventh Circuit Court (Probate Division), for Davidson County, Tennessee and of record in Instrument No. 20150331-0027762, Register's Office for Davidson County, Tennessee.

THE Last Will and Testament of Michael W. Pavolsky being one and the same person as Michael W. Pavlotsky, which was filed for muniment of title of record in Instrument No. 20150331-0027763, said Register's Office. The said property was further conveyed to Jonathan Pavlotsky and Mark Pavlotsky, in equal shares by Quitclaim Deed dated July 25, 2016, from Galina Bokova, a/k/a Galena Bokova, of record in Instrument No. 20160808-0082183, said Register's Office of Davidson County, Tennessee. Jonathan M. Pavlotsky being one and the same person as Jonathan Pavlotsky. Mark M. Pavlotsky being one and the same as Mark Pavlotsky.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Plat Book 4675, Page 12, said Register's Office for Davidson County, Tennessee;
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 Jefferson Square (Section One) Condominiums, of record in Book 4731, Page 332, and as amended in Book 5826, Page 693, Book 8550, Page 3, and as amended in Instrument No. 20051027-0130020 and Instrument No. 20100503-0033416, said Register's Office;
3) By-Laws of Jefferson Square (Section One) Homeowners' Association, Inc. of record in Book 4731, Page 341, and as amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book 8550, Page 973, Book 9276, Page 249, and Book 10355, Page 306, Register's Office for Davidson County, Tennessee;
4) Charter of Jefferson Square (Section One) of record in Book 8485, Page 642 and Book 8556, Page 701, said Register's Office;

5) All matters shown on the Boundary Plat of record in Plat Book 4460, Page 198, said Register's Office;
6) Grant of Overhead Line Easement of record in Instrument No. 20020122-0008268, said Register's Office;
Agreement for Dedication of Temporary Construction Easement of record in Instrument No. 20090511-0043056, said Register's Office;
7) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130517-0050158, said Register's Office;
8) Taxes which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **176 Jefferson Square, Nashville, TN 37215**

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 **14th** day of **December, 2017.**

Jonathan M. Pavlotsky

Mark M. Pavlotsky

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jonathan M. Pavlotsky and Mark M. Pavlotsky,** the within named seller, 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 Nashville, Tennessee, this **14th** day of **December, 2017.**

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/8/21