THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00 Affiant Subscribed and sworn to before me, this 18th day of December, 2017. Notary Public My Commission Expires: October 7, 2019

Bill Garrett Davidson County
Batch# 38992 DEEDWARR
12/18/2017 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20171218-0128908

OLIVIA WAGGONER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

WARRANTY DEED

Address New Owner: Village Spaces, LLC 2628 Broadway, #27B New York, NY 10025	Send Tax Bills to: Village Spaces, LLC 2628 Broadway, #27B New York, NY 10025	Tax Information: Tax Parcel ID No. 142-11-0B-030.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BORIS BUKENGOLTS AND TANIA BUKENGOLTS, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **VILLAGE SPACES, LLC,** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 30, as shown on the map entitled Magnolia Place, of record in Plat Book 7900, page 729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BORIS BUKENGOLTS AND TANIA BUKENGOLTS, HUSBAND AND WIFE, by deed from CHRIS THOENY, of record in Instrument No. 20040909-0109299 and corrected by Scrivener's Affidavit of record in Instrument No. 20071121-0136476, Instrument No. 20090609-0053288 and Instrument No. 20090831-0081252, dated September 3, 2004, said Register's Office.

This is improved property commonly known as: **824 Magnolia Court East, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 18 day of December 2017.

BORIS BUKENGOLTS

TANIA BUKENGOLTS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BORIS BUKENGOLTS AND TANIA BUKENGOLTS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of December, 2017.



Notary Public
My Commission Expires: 10/14/19

True Copy Certification

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

Signature

State of Tennissee

County of Davidson

Personally appeared before me, Olivia Waggoner, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

OLIVIA WAGGONER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

My Commission Expires: October 7, 2019