Bill Garrett Davidson County
Batch# 81019 DEEDWARR
04/16/2018 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20180416-0035440

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: $290,000.00

Affiant

Subscribed and sworn to before me, this 10 day of April, 2018.

Notary Public
My Commission Expires: 10/14/19

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Kevin Lee Christian and Courtney Terrell Christian 3525 W End Avenue, 1A Nashville, TN 37205	Kevin Lee Christian and Courtney Terrell Christian 3525 W End Avenue, 1A Nashville, TN 37205	Tax Parcel ID No. 104-09-0U-001.00 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, **YURI LIVSHITZ AND LAURA THOMPSON, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **KEVIN LEE CHRISTIAN AND COURTNEY TERRELL CHRISTIAN, HUSBAND AND WIFFE,** ("Grantees"), 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 Unit No. 1A, on the Horizontal Property Regime for The Historic Elmington Condominium, as recorded in the Master Deed of record in Instrument No. 20081103-0109021 and amended in Instrument No. 20090623-0058248, Instrument No. 20110908-0069706, Instrument No. 20150223-0015292 and Instrument No. 20150901-0088624, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to YURI LIVSHITZ, UNMARRIED, by deed from ELMINGTON NASHVILLE, LLC, of record in Instrument No. 20110926-0074101, dated September 22, 2011, said Register's Office.

Laura Thompson, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in said property.

This is improved property commonly known as: **3525 West End Avenue, Apt 1A, Nashville, TN 37205**

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 Grantees, 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 Grantees, 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 16 day of April 2018.

YURI LIVSHITZ

LAURA THOMPSON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **YURI LIVSHITZ AND LAURA THOMPSON**, 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 persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16 day of April, 2018.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, 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

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020