Bill Garrett Davidson County
Batch# 89186 DEEDWARR
05/07/2018 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $255.30
20180507-0043411

RECORDING INFORMATION	STATE OF TENNESSEE) COUNTY OF ROBERTSON) The actual consideration for this transfer or value of property transferred (whichever is greater) is $69,000.00. Affiant Sworn to and subscribed before me this 4th day of May, 2018.. Notary Public My Commission Expires: 2-27-2019
THIS INSTRUMENT PREPARED BY: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	RYAN GARDNER (SEAL) STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-27-2019

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Isabella Belenky and Klavdia Gritsevskaia 26 Cass Place, Apt. 2B Brooklyn, NY 11235	New Owner(s)	043-13-0A-020.00-CO

This Indenture is made on the 4th day of May, 2018, by and between **MELVIL MARTIN ARNT, FORMERLY KNOWN AS MELVIL LERHUN** ("Grantor"), and **ISABELLA BELENKY AND KLAVDIA GRITSEVSKAIA, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Being Unit No. 1-20, in the Robin Hood Condominium Apartments, as of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements for Robin Hood Condominium appurtenant to said Unit as defined in the Master Deed for Robin Hood Condominiums of record in Book 5388, Page 524, said Register's Office and the Supplemental Master Deed for Robin Hood Condominiums of record in Book 6569, Page 149, said Register's Office.

Being the same property conveyed to Melvil LeRhun, married by Warranty deed from Kudzu Real Estates, Inc of record in Instrument No. 20171218-0128359 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 18, 2017. The said Melvil LeRhun is now known as Melvil Martin Arnt pursuant to Court Order filed December 5, 2016 as Docket No.16-1107-III, Davidson County Chancer Court, Davidson County, Tennessee.

This is improved property known as 323 Forrest Park Rd, 1-20, Madison, TN 37115.

This conveyance is being made subject to:

1. Taxes for the year 2018, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 124, Register's Office for Davidson County, Tennessee.

3. Master Deed establishing a Horizontal Property regime of Robin Hood Condominiums, and recorded in Book 5388, page 524 amended in Book 6569, page 149 and Book 11399, page 660, Register's Office for Davidson County, Tennessee.

   Bylaws as shown of record in said Master Deed.

4. Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 3436, page 486.

5. Charter of Robin Hood Condominiums Homeowner's Association of record in Book 5383, page 314.

6. Charter of record in Book 47, Page Page 1566 and Book 5383, page 314, in the Register's Office for Davidson County, Tennessee.

7. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

8. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 4th day of May, 2018.

GRANTOR:

Melvil Martin Arnt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, MELVIL MARTIN ARNT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2018.

Notary Public

My Commission Expires: 03/24/2020

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, RYAN GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: August 27, 2018

GILLIAN B. KUMMER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY