WARRANTY DEED

Bill Garrett Davidson County
Batch# 92991 DEEDWARR
05/16/2018 10:12:17 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20180516-0046629

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$325,000.00.**

Affiant

Subscribed and sworn to before me this 14th day of May, 2018.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Viktoriya Ivanova	new owner	071-03-0B-001.00CO
122-A Kingston Street		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jordan Drumel & Ronnie Kelley, Jr., tenants in common**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Viktoriya Ivanova,** unmarried , hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. A together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 122 Kingston, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument Number 20161230-0137670, being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Jordan Drumel & Ronnie Kelley, Jr., tenants in common from Terry E. Wilkes and Janet H. Wilkes, husband and wife, by Warranty Deed on December 6, 2016, of record in Instrument Number 20161208-0128794, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years.
- Subject to all matters on the Plan as set out on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20161230-0137670, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161230-0137670, Register's Office for Davidson County, Tennessee.
- Charter of Homes at 122 Kingston, a Townhouse Planned Unit Development Homeowner's Association, Inc., of record in Instrument No. 20161230-0137670, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 161, Pages 26 and 27, Register's Office for said County. Easement Agreement by and between Jordan Drumel and Ronnie Kelley, Jr. and Marwa Bashir of record in Instrument No. 20180223-0017518, Register's Office for said County.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **122-A Kingston Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-18-122A

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 our hands this May 11, 2018.

Jordan Drumel

Ronnie Kelley Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jordan Drumel and Ronnie Kelley, Jr., tenants in common** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 11, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY