WARRANTY DEED

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 5th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Karen Y Johnson Davidson County
Batch# 150822 DEEDWARR
10/11/2018 02:06:08 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20181011-0100971

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelsey Plath	new owner	172-12-0A-053.00
(NAME)	(NAME)	
952 Fallview Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we Yan Odnoralov and Viktoriya Kreyman, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Kelsey Plath, a single woman, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 315 on the Plan of Section Two, Bradford Hills, of record in Plat Book 7900, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Yan Odnoralov and Viktoriya Kreyman, husband and wife by Warranty Deed from Brandon R. Zarrella and Caitlin N. Zarrella, dated March 30, 2016 and recorded March 31, 2016 of record in Instrument No. 20160331-0030491, Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Book 7900, Page 117, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded in Book 8069, Page 170, and Book 8074, Page 269, Register's Office for Davidson County, Tennessee, together with all amendments thereto; By-Laws of Bradford Hills Homeowners' Association Inc., recorded in Book 8071, Page 531, Register's Office for Davidson County, Tennessee; Deed of Conveyance recorded in Book 8377, Page 769 and Book 8377, Page 808, Register's Office for Davidson County, Tennessee; Charter and Articles of Incorporation of Bradford Hills Homeowners' Association, Inc., recorded in Book 8071, Page 520, Register's Office for Davidson County, Tennessee; Quitclaim Deed to Bradford Hills Homeowners' Association, Inc., recorded in Book 8154, Page 304, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

File No.: 277549
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-WC-18952

unimproved ☐

This is improved ☒ 952 Fallview Trail, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 our hands this 9 day of October, 2018 .

Yan Odnoralov

Viktoriya Kreyman

State of Colorado
County of Arapahoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, t he within named Yan Odnoralov and Viktoriya Kreyman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of October, 2018.

Notary Public

My Commission Expires:

KAREN WALKER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044022423
COMMISSION EXPIRES JUNE 28, 2020

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122