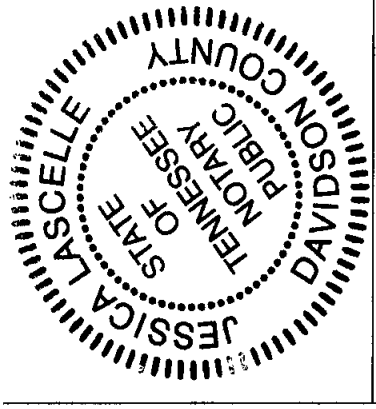
WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 176347 DEEDWARR
12/20/2018 10:24:40 AM 2 pgs
Fees: $13.00 Taxes: $789.95
20181220-0123857



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alexander Ostrovsky	Alexander Ostrovsky	104 11 0X 006.00
(NAME) 2120 Fairfax Ave, Unit 6	(NAME) 2120 Fairfax Ave, unit 6	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John Scott Kyle and Ashley Kyle, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexander Ostrovsky, single**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 6, of 2120 Fairfax Avenue, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, shown as Exhibit "C" to the Master Deed of record in Instrument No. 20081118- 0113738, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to John Scott Kyle by Warranty Deed from Jennifer Kauerz, unmarried dated May 23, 2014 and recorded May 28, 2014 as Instrument No. 20140528-0045674, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2120 Fairfax Ave, Unit 6, Nashville, TN 37212

File Number: GRN-189507SSO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their heirs and 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 18th day of December, 2018

Ashley Kyle

John Scott Kyle

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John Scott Kyle and Ashley Kyle, the bargainor, 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, this the 18th of December, 2018.

Notary Public

My Commission Expires: 11/08/2021

(SEAL)

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

File Number: GRN-189507SSO