Karen Johnson Davidson County
Batch# 208538 DEEDWARR
03/22/2019 08:46:22 AM 2 pgs
Fees: $13.00 Taxes: $1,487.40
20190322-0026057

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190219442

PREPARED BY:
BANKERS TITLE & ESCROW CO.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO: JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $402,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2019.

Notary Public
My Commission Expires: 1-6-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Iliya Tsuprun and Irina Tsuprun 159 Jefferson Square Nashville TN 37215	New Owner	Tax Parcel ID No. 131-05-0A-159.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ralph E. Knapp, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Iliya Tsuprun and Irina Tsuprun, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Apartment in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, Unit No. M-159, Section One, Jefferson Square Townhouses Condominium Apartments, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the plat of Section One, Jefferson Square Townhouses Condominium Apartments, recorded in Book 4675, Page 12, amended in Book 5826, Page 693, Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4731, Page 332, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Section One, Jefferson Square Townhouses Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 4731, Page 341, amended in Book 5700, Page 719, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ralph E. Knapp, an unmarried person by Warranty Deed from Bryce S. Cooper and wife, Georgia L. Cooper, recorded on the 3rd day of January, 2002 in Instrument No. 20020103-0000939, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing JEFFERSON SQUARE (SECTION ONE) of record in Book 4731, Page 332, as amended by instrument(s) of record in Book 8550, Page 3 and Instrument No. 20100503-0033416; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Nashville Electric Service, recorded in Instrument No. 20020122-0008268.

Easement for Temporary Construction, recorded in Instrument No. 20090511-0043056.

Easement recorded in Instrument No. 20130517-0050158.

This is improved property located at 159 Jefferson Square Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 15th day of March, 2019.

Ralph E. Knapp by _____, Attorney in Fact

Ralph E. Knapp
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Ralph E. Knapp and that he is authorized by Ralph E. Knapp to execute this instrument on his behalf.

WITNESS my hand, at office, this 15th day of March, 2019.

_____
Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021