Davidson County DEEDWARR
Recvd: 04/17/08 15:15 3 pgs
Fees:18.00 Taxes:832.50
20080417-0039200

WARRANTY DEED

B-KW-08-1027

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC TIFFANY R. ADDISON DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Igor Tavakolov	Wachovia Mortgage, FSB	
1027 Villa Place (ADDRESS)	4101 Wiseman Blvd. (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	San Antonio, TX 78251 (CITY) (STATE) (ZIP)	105-1-113.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GEORGE MICHAEL GORDON ETUX THANITA S. GORDON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto IGOR TAVAKOLOV, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 120, M.A. SPURRS' SUBDIVISION OF LOT 8 BOYD AMENT TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 83, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GEORGE MICHAEL GORDON AND WIFE, THANITA S. GORDON BY WARRANTY DEED FROM ROBERT L. HARRIS AND WIFE, ELLA L. HARRIS, RECORDED ON THE 2ND DAY OF OCTOBER, 1987 IN BOOK 7369, PAGE 509 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 21, PAGE(S) 83; COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 4220, PAGE 723, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

**Thanita S. Gordon is now known as Thanita Yvonne Sweat.

unimproved ( )
This is improved (X) property, known as 1027 Villa Place, Nashville, Tennessee 37212
(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), their heirs and 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), 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.

*-a married man

Witness my/our hand(s) this 15th day of April, 2008.

George Michael Gordon

Thanita S. Gordon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George Michael Gordon and Thanita S. Gordon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of March, 2008.

Notary Public

My Commission Expires: 7-2470

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, 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.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison



My Commission Expires: _____