Davidson County DEEDWARR
Recvd: 10/23/08 13:57 2 pgs
Fees:13.00 Taxes:588.30
20081023-0106210

Return to:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

#614

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Shukhrat Polvonov	Franklin American	Map 149-13-0-
5052 Chadfield Way	Mtg. Co.	Parcel 087.00
Antioch, TN 37013	501 Corp. Centre Dr. Franklin, TN 37067	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Rolando Chaves and wife, Beverly H. Chaves,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Shukhrat Polvonov, unmarried,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Chadfield, Section One, of record in Plat Book 7900, page 836, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rolando Chaves and wife, Beverly H. Chaves by warranty deed dated November 29, 2005 from Belinda E. Few, unmarried of record in Instrument No. 20051205-0146110, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2009 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Restrictions, and Charter for HOA of record in Book 9540, page 634, Book 9540, page 673, and in Book 9540, page 629, said Register's Office.**
3. **All matters appearing of record in Plat Book 7900, page 836, said Register's Office.**

This is improved property commonly known as **5052 Chadfield Way, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $159,000.00.

Affiant

Subscribed and sworn to before me this 16th day of October, 2008

Notary public:
My commission expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of October, 2008.

Rolando Chaves by Robert Notestine, III. Attorney-In-Fact

Beverly H. Chaves, by Robert Notestine, III, Attorney-In-Fact

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Notestine, III,** with whom I am personally acquainted who acknowledged that HE executed the within instrument for the purpose of therein contained and who further acknowledged that HE is the Attorney-in-Fact for **Rolando Chaves and Beverly H. Chaves** and that HE is authorized by THEM to execute this instrument on THEIR behalf. (Said POA of record at Inst. #20081023-0106209 Reg Office Dav.Co.TN)

WITNESS my hand and official seal at Nolensville, Tennessee, this **16th** day of **October, 2008**.

Notary public:
My commission expires: ~~01/22/2011~~

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires 02/26/2011