35742

SPECIAL WARRANTY DEED **14350**

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER GREATER, FOR THIS TRANSFER IS **$130,000.00**

Emma Saakova
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH DA OF NOVEMBER, 2008.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 11/24/08 08:59 3 pgs
Fees:18.00 Taxes:481.00
20081124-0114831

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma Saakova	Owner	**156-02-0 092.00**
(NAME)	(NAME)	
790 Myhr Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Branch Banking & Trust Co.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emma Saakova and husband, Fuad Askerov**, 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:

Land in **Davidson** County, Tennessee, being Lot No. **324** on the Plan of **Harpeth Valley Park**, Section III of record in Plat Book **4175**, Page **15**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Branch Banking & Trust Co.** by deed of record in Instrument 20080417-0038915, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimprov ☐

This is improv ☒ property, known as **790 Myhr Drive, Nashville, TN 37221**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And

GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever 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 **20th day of November, 2008**.

Branch Banking & Trust Co.

By: _____
Beth Smith

State of Tennessee County of Forsyth

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Beth Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Asst. Vice President of the Branch Banking & Trust Co., a corporation, and that she as such Beth Smith by signing the name of the corporation by herself as Asst. Vice President.

Witness my hand and seal at Wiston Salem, North Carolina, this 19th day of November, 2008.

Commission expires: 12-06-2011

_____
Notary Public

OFFICIAL SEAL
GLORIA FIELDS
NOTARY PUBLIC - NORTH CAROLINA
COUNTY OF FORSYTH

I, Philip Ellis, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY