BILL GARRETT, Davidson County
Trans:T20090078056 DEEDWARR
Recvd: 11/17/09 08:59 2 pgs
Fees:13.00 Taxes:462.13

20091117-0105616

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

Subscribed and sworn to before me, this 12 DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-21-13
(AFFIX SEAL)

WARRANTY DEED

DAVID R.A. ROERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ALW-09-4225-505

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isfira Elizabeth Askerova	SWBC	
4225 Harding Pike #505	(NAME) 9311 San Pedro	
(ADDRESS) Nashville, TN 37205	(ADDRESS) San Antonio, TX 78216	103-16-C-505.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ELIZABETH GRIGGS, NOW ELIZABETH GRIGGS BRANDAU, A MARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ISFIRA ELIZABETH ASKEROVA,* 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:

*unmarried and Emma Saakova, a married woman

Land in Davidson County, Tennessee, being Unit 505, WELLINGTON ARMS, A CONDOMINIUM DEVELOPMENT, as shown on plat of record in Plat Book 5200, Page 316, as established under Master Deed of record in Book 5721, Page 241, corrected in Book 5740, Page 897 and amended at Instrument No. 20001205-0119242, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Elizabeth Griggs, unmarried by Warranty Deed from Paul Kennerley, unmarried and Cynthia Jean Tucker, recorded on the 30th day of May, 2006 in Instrument No. 20060530-0063411, in the Register's Office of Davidson County, Tennessee.

Alexander Brandau, IV joins in the execution of this instrument for the purpose of conveying any/all interest he may have in subject property by virtue of his marriage to Elizabeth Griggs, now Elizabeth Griggs Brandau.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4225 Harding Pike #505, Nashville, Tennessee 37205
(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.

Witness my/our hand(s) this day of November, 2009.

Elizabeth Griggs Brandau

Alexander Brandau, IV

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Griggs Brandau and Alexander Brandau IV, 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 12th day of November, 2009.

Notary Public
My Commission Expires: August 23, 2011

(SEAL)



My Commission Expires AUG. 23, 2011

RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530