101-233

Register Return to:
Land Title South, Inc
3326 Aspen Grove D
Suite 400
Franklin, TN 37067

WARRANTY DEED 16152

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Susan Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL) October 28, 2012

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duoc V. Tran	Regions Mortgage	**091-05-0 244.00**
(NAME)	(NAME)	
6106 Nashua Avenue	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Birmingham AL 35244	
(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, **Fuad Askerov and Emma Saakova**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Duoc V Tran, an unmarried person and Tam D Dien an unmarried person**, 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. **37** on the Plan of **Mosswood Heights**, Section 2 of record in Plat Book **4175**, Page **155**, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 37 fronts 58.1 feet on the northerly margin of Nashua Avenue and extends back 122.0 feet on the westerly line and 122.0 feet on easterly line to a dead line in the rear, measuring 58.1 feet thereon.

Being the same property conveyed to **Fuad Askerov and Emma Saakova** by deed of record in Book 10035, Page 112, Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Emma Saakova by Isfira Askerova as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20100707-0053139, in the Register's Office for **Davidson** County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **6106 Nashua Avenue, Nashville, TN 37209**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20100041555 DEEDWARR
Recvd: 07/07/10 11:18 2 pgs
Fees:13.00 Taxes:518.00
20100707-0053140

Witness my/our hand(s) this 24th day of June, 2010.

Fuad Askerov

Fuad Askerov

Emma Saakova by Isfira Askerova power of attorney

Emma Saakova

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Fuad Askerov the bargainor(s), 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.

Witness my hand and official seal at Smyrna, Tennessee, this 24th day of June, 2010.

Commission expires:6/18/12

Notary Public

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee County of Rutherford

On this 24th day of June, 2010 before me personally appeared Isfira Askerova, the person who executed the foregoing instrument on behalf of Emma Saakova, and acknowledged that he executed the same as the free act and deed of the said Emma Saakova, through Power of Attorney granted him, by the said Emma Saakova.

Notary Public

Commission Expires:6/18/12

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY