WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-29-13

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110024637 DEEDWARR
Recvd: 04/27/11 10:37 2 pgs
Fees:13.00 Taxes:721.50
20110427-0032122

TAHIRA J. RUSSELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 29, 2013

Box 13
#16266

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruslan Yurevich Bagirov	Ruslan Yurevich Bagirov	172-15-0-A-18-00-0CO
(NAME)	(NAME)	
1608 Crosswind Place	1608 Crosswind Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, Brenda Michelle Hope and Stephen J. Hope, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruslan Yurevich Bagirov, married, 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. 216 on the Plan of Holt Woods Section Ten, of record in Book 9700, page 281 and 282, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brenda Michelle Hope, by deed of record in Instrument Number 20091117-0105726 Register's Office for Davidson County, Tennessee. Brenda Michelle Hope is married to Stephen J. Hope. Stephen J. Hope joins in this conveyance to waive any homestead and/or marital rights that may be granted to a spouse by law in the property.

Subject to all matters as shown on Plan of Holt Woods Section Ten, of record in Book 9700, page 281 and 282, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 9570, Page 22, Book 102556, Page 506, Book 10258, Page 142, By-Laws of record in Book 9570, Page 13, Register's Office for Davidson County, Tennessee. Easements of record in Book 5707, page 706, Book 5720, page 183, and Book 10316, page 585, said Register's Office. Charter of Holt Woods HOA in Book 9570, page 5, said Register's Office. Deed to Holt Woods HOA of record in Instrument No. 20020807-0095356, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1608 Crosswind Place, Nashville, TN 37211

(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.

Witness my hand this 12th day of April, 2011.

Brenda Michelle Hope

Brenda Michelle Hope

Stephen J. Hope

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 Brenda M. Hope and Stephen J. Hope, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 12th day of April 2011.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013