RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20120013899 DEEDWARR Recvd: 02/27/12 09:38 2 pgs Fees:13.00 Taxes:203.50 20120227-0016525

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00010470

MAP - PARCEL NO: 106 06 0 032.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
LEYLA IBADOVA	SAME	N/A
2158 Blake Drive		
Antioch, TN 37013		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **KENNETTE SWEENEY, EXECUTRIX OF THE ESTATE OF MILDRED DONOHO AND CO-TRUSTEE U/W MILDRED DONOHO DATED AUGUST 23, 2002 AND BEVERLY DONOHO, CO-TRUSTEE U/W MILDRED DONOHO DATED AUGUST 23, 2002,** have bargained and sold and by these presents do transfer and convey unto **LEYLA IBADOVA**, her heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of A.M. Brown's Subdivision, as of record in Book 57, page 126, Register's Office for said County.

Said Lot No. 50 fronts 50 feet on the easterly side of Cleveland Avenue and runs back between parallel lines, 150 feet to an alley.

Being a portion of the same property conveyed to Jessie Mildred Donoho by quitclaim deed from MD Limited Partnership, a Tennessee Limited Partnership, of record in Instrument No. 20030826-0123406, Register's Office for Davidson County, Tennessee.

This is improved property known as 33 Cleveland Avenue, Nashville, TN 37210

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, herr heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2012 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Plan of record in Book 57, page 126, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 23rd day of February, 2012.

Kennette Sweeney Executrix + Co-Trustee

KENNETTE SWEENEY, Executrix of the Estate of Mildred Donoho and Co-Trustee U/W Mildred Donoho Dated August 23, 2002

Beverly Donoho, Co-Trustee

BEVERLY DONOHO, Co-Trustee U/W Mildred Donoho Dated August 23, 2002.

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 **KENNETTE SWEENEY,** as Executrix of the Estate of Miildred Donoho, the within named bargainor, 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, solely as Excutrix.

WITNESS my hand and seal, at office, on this 23rd day of February, 2012.

My Commission Expires:
12-18-12

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 **KENNETTE SWEENEY and BEVERLY DONOHO,** as Co-Trustees U/W Mildred Donoho Dated August 23, 2002, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, solely as Co-Trustees.

WITNESS my hand and seal, at office, on this 23rd day of February, 2012.

My Commission Expires:
12-18-12

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$55,000.00**.

Leyla Ibadova
Affiant

SWORN TO and subscribed before me on this 23rd day of February, 2012.

My Commission Expires:
12-18-12

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY