BILL GARRETT, Davidson County
Trans:T20120031503 DEEDWARR
Recvd: 04/30/12 15:19 3 pgs
Fees:18.00 Taxes:540.20
20120430-0036889

This Warranty Deed was executed by a Power of Attorney filed of Record in Book _____, page_____ or as Instrument Number 20120430-0036888

BETH STURDIVANT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Expires

THIS INSTRUMENT PREPARED BY: CATHERINE GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $146,000.00. AFFIANT Subscribed and sworn to before me, this 16 day of April, 2012. Notary Public My Commission Expires: 1-26-16

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Amin Khakimov Mukhabbat Khakimova 1000 River Ridge Terrace Nashville, TN 37221	Bank of America 101 South Tryon Street Charlotte, NC 28255	141 15 0CO 7700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUSSELL E. WARD AND WIFE, CARLA R. WARD**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **AMIN KHAKIMOV AND WIFE, MUKHABBAT KHAKIMOVA**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 218 on the Plano f Phase "10" Rolling River Estates, a planned unit development, of record in Book 6200, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Russell E. Ward and wife, Carla R. Ward by deed dated September 1, 2005, from Donovan Gray Morgan and wife, Kelly Jean Morgan, of record in Instrument No. 20050902-0106087, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6200, page 53, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4892, page 689; Book 6298, page 934; Book 4788, page 950 and Book 4871, page 640, Register's Office for said County.

4. By-Laws of Rolling River Estates of record in Book 4892, page 679, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

This is improved property known as: 1000 River Ridge Terrace, Nashville, TN 37221.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 16 day of April, 2012.

Russell E. Ward
Russell E. Ward
By: Carla R. Ward, As Attorney In Fact

Carla R. Ward
Carla R. Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CARLA R. WARD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of April, 2012.

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Catherine H. Gwyn
Notary Public

My Commission Expires: 9.3.12

481203.1/200736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CARLA R. WARD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she is the Attorney in Fact for **RUSSELL E. WARD** and is authorized by **RUSSELL E. WARD** to execute this instrument on behalf of **RUSSELL E. WARD** and who further acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the said **RUSSELL E. WARD**.

WITNESS my hand, at office, this 16 day of April, 2012.

Notary Public

My Commission Expires: 9.3.12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012.